



GARLAND

Mission

We serve to grow public trust and a thriving Garland community, today and for the future.

Vision

Garland will be an engaged and vibrant community that residents proudly call home.

CITY OF GARLAND REGULAR MEETING OF THE CITY COUNCIL

The Garland City Council extends to all visitors a sincere welcome. We value your interest in our community and your participation in the meetings of this governing body. Visit GarlandTX.gov/Council for a full list of meeting dates.

The Council Chambers at Garland City Hall is wheelchair accessible, and ADA parking is available on the street as well as in the public parking garage. Persons with disabilities who may need auxiliary aids or services must contact the City Secretary's Office at 972-205-2404 at least two working days prior to the meeting so that appropriate arrangements can be made. Braille is not available.

NOTICE: Pursuant to Section 551.127 of the Texas Government Code, one or more members of the City Council may attend this meeting by internet/video remote means. A quorum of the City Council, as well as the presiding officer, will be physically present at the above-identified location. Members of the public that desire to make a public comment must attend the meeting in person.

LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

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MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

The Mayor may present proclamations, recognize attendees or accomplishments, and make announcements regarding City events or other matters of interest to citizens including but not limited to listed items. There will be no Council discussion or votes on these matters.

- Texas Downtown President's Award and the People's Choice Award for Best Public Improvement

CONSENT AGENDA

All items under this section are recommended for approval by a single motion of Council, without discussion. Council has had the opportunity to review each of these items at a previous Work Session, and approval of the consent agenda authorizes the City Manager or his designee to execute each item. The Mayor will announce the consent agenda and provide an opportunity for members of the audience, as well as Council, to request that any item be removed and considered separately.

1. Approve the minutes of the November 3, 2025 Regular Meeting

2. Approve the following bids:

- a. GP&L Wylie to Mallard 138kV Transmission Line - Construction Services** **Bid No. REQ00000724**

Integrated Power Co. \$9,300,000.00

This request is to obtain construction services for the GP&L Wylie to Mallard 138kV Transmission Line.

- b. Change Order No. 2 to Bottleneck Improvements Design Contract** **Bid No. 0828-20**

Teague Nall and Perkins, Inc. \$524,400.00

This request is to approve Change Order No. 2 to the professional services contract for the Bottleneck Intersection Improvements Program, specifically Package No. 4.

3. A public hearing was previously conducted for the zoning cases below. Council approved the zoning requests and instructed staff to bring forth the following ordinances:

a. Z 25-29 Hunter McQuire (District 1)

Approve an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving (1) a Planned Development (PD) Amendment to Planned Development District 21-19 to allow a Tattooing/Body Piercing establishment with a Specific Use Provision, (2) a Specific Use Provision for a Tattooing/Body Piercing Establishment use on a 991 square feet tract of land located at 315 Coneflower Drive Unit A03 as described in "Exhibit A" and (3) a Concept Plan for a Tattooing/Body Piercing Establishment use on the subject site as shown in "Exhibit B"; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.

b. Z 25-28 Mission Ridge Consultants (District 3)

Approve an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving (1) an amendment to Planned Development (PD) District 84-104 for mixed uses to allow a Warehouse Office/Showroom and (2) a Concept Plan for a Warehouse Office/Showroom Use, on a property zoned Planned Development (PD) District 84-104 for mixed uses on a 0.29-acre tract of

land located at 1775 Wynn Joyce Road; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.

c. Z 25-32 Kimley-Horn (District 1)

Approve an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving (1) a Specific Use Provision (SUP) for Car Wash, Automated/Rollover and (2) a Concept Plan for a Car Wash, Automated/Rollover Use, on a property zoned Planned Development District 21-62 for Mixed Uses on a 1.10-acre tract of land located at 1540 Firewheel Parkway; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.

d. Z 25-33 Darlynn T. Troung (District 8)

Approve an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving (1) a Specific Use Provision (SUP) for a Personal Services Use (2) a concept plan for a Personal Services Use, on a property zoned Community Office (CO) District in "Suite B" located at 2241 Peggy Lane; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.

ITEMS FOR INDIVIDUAL CONSIDERATION

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4. Hold public hearing on the following Case:

a. Consider a request by Osama Dagher, requesting approval of 1) a Specific Use Provision (SUP) for an Automobile Repair, Minor use on property zoned Community Retail (CR) district and 2) a Concept Plan for an Automobile Repair, Minor use on the subject site. The site is located at 4134 Bobtown Road in District 3.

Consider and take appropriate action on the application of Osama Dagher, requesting approval of 1) a Specific Use Provision (SUP) for an Automobile Repair, Minor use on property zoned Community Retail (CR) district and 2) a Concept Plan for an Automobile Repair, Minor use on the subject site. The site is located at 4134 Bobtown Road. (District 3) (File Z 25-34)

Presenter: Nabila Nur, Planning & Development Director

5. Eminent Domain Authorization for Keen Creek Substation Project

Consider and take appropriate action regarding the finding that necessity and convenience require the acquisition of property, located at 101 N. Shiloh Road, City of Garland, Dallas County, Texas, for the Keen Creek Substation Project and the authorization of the use of eminent domain to acquire said property. Council was briefed on this item at the November 17, 2025 Work Session.

Presenter: Scott Levine, First Assistant City Attorney

6. Appointment, Contract, Duties, and Employment of the City Manager

Consider and take appropriate action on the appointment, re-appointment, contract, duties, and employment for the Office of the City Manager.

CITIZEN COMMENTS

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ADJOURN

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NOTICE: The City Council may recess from the open session and convene in a closed executive session if the discussion of any of the listed agenda items concerns one or more of the following matters:

1. Pending/contemplated litigation, settlement offer(s), and matters concerning privileged and unprivileged client information deemed confidential by Rule 1.05 of the Texas Disciplinary Rules of Professional Conduct. Sec. 551.071, Tex. Gov't Code.
2. The purchase, exchange, lease or value of real property, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Sec. 551.072, Tex. Gov't Code.
3. A contract for a prospective gift or donation to the City, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Sec. 551.073, Tex. Gov't Code.
4. Personnel matters involving the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint against an officer or employee. Sec. 551.074, Tex. Gov't Code.
5. The deployment, or specific occasions for implementation of security personnel or devices. Sec. 551.076, Tex. Gov't Code.
6. Discussions or deliberations regarding commercial or financial information that the City has received from a business prospect that the City seeks to have to locate, stay, or expand in or near the territory of the City and with which the City is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect of the sort described in this provision. Sec. 551.087, Tex. Gov't Code.
7. Discussions, deliberations, votes, or other final action on matters related to the City's competitive activity, including information that would, if disclosed, give advantage to competitors or prospective competitors and is reasonably related to one or more of the following categories of information:
 - generation unit specific and portfolio fixed and variable costs, including forecasts of those costs, capital improvement plans for generation units, and generation unit operating characteristics and outage scheduling;
 - bidding and pricing information for purchased power, generation, and fuel, and Electric Reliability Council of Texas bids, prices, offers, and related services and strategies;
 - effective fuel and purchased power agreements and fuel transportation arrangements and contracts;
 - risk management information, contracts, and strategies, including fuel hedging and storage;
 - plans, studies, proposals, and analyses for system improvements, additions, or sales, other than transmission and distribution system improvements inside the service area for which the public power utility is the sole certificated retail provider; and

- customer billing, contract, and usage information, electric power pricing information, system load characteristics, and electric power marketing analyses and strategies. Sec. 551.086; Tex. Gov't Code; Sec. 552.133, Tex. Gov't Code]

Each year, the City Council reviews and updates its goals for the Garland community and City operations. City management uses the goals to guide operational priorities, decision-making and resource allocation.



GARLAND

STRATEGIC FOCUS AREAS



Safe Community



Well-Maintained City Infrastructure



Reliable, Cost-Efficient Utility Services



Sound Governance and Finances



Vibrant Neighborhoods and Commercial Centers



Customer-Focused City Services



Growing Economic Base



Future-Focused City Organization



Enhanced Quality of Life through Amenities, Arts and Events



Commercially Thriving Downtown



GARLAND

CITY COUNCIL STAFF REPORT

1

Meeting Date: November 18, 2025

Title: Approve the minutes of the November 3, 2025 Regular Meeting

Submitted by: Jennifer Stubbs, City Secretary

Strategic Focus Area: Future-Focused City Organization

Issue / Summary

Approve the minutes from the November 3, 2025 Regular Meeting.

Background

N/A

Consideration / Recommendation

Approve the November 3, 2025 Regular Meeting minutes as presented.

Attachments

A. November 3, 2025 Regular Meeting Minutes



GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7:00 PM on November 3, 2025, in the Council Chambers at the William E. Dollar Municipal Building, 200 North Fifth Street, Garland, Texas, with the following members present:

Present: Mayor Dylan Hedrick
Mayor Pro Tem Margaret Lucht
Deputy Mayor Pro Tem Christopher Ott
Councilmember Jeff Bass
Councilmember Kris Beard
Councilmember Ed Moore
Councilmember BJ Williams
Councilmember Carissa Dutton
Councilmember Joe Thomas Jr.

Staff Present: Jud Rex, City Manager
Andy Hesser, Assistant City Manager
Crystal Owens, Assistant City Manager
Phillip J. Urrutia, Assistant City Manager
Brian England, City Attorney
Jennifer Stubbs, City Secretary
Nabila Nur, Planning Director
Courtney Vanover, Deputy City Secretary

LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

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Councilmember Dutton provided the legislative prayer and led those in attendance in reciting the Pledge of Allegiance to the Flag of the United States of America.

MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

The Mayor may present proclamations, recognize attendees or accomplishments, and make announcements regarding City events or other matters of interest to citizens including but not limited to listed items. There will be no Council discussion or votes on these matters.

- Pet of the Month

Alberto Maldonado announced the pet of the month; Mia.

CONSENT AGENDA

All items under this section are recommended for approval by a single motion of Council, without discussion. Council has had the opportunity to review each of these items at a previous Work Session, and approval of the consent agenda authorizes the City Manager or his designee to execute each item. The Mayor will announce the consent agenda and provide an opportunity for members of the audience, as well as Council, to request that any item be removed and considered separately.

Councilmember Dutton made a motion to approve the consent agenda as presented. Mayor Pro Tem Lucht seconded the motion. All voted in favor. The motion carried.

1. Approve the minutes of the October 21, 2025 Regular Meeting

2. Approve the following bids:

- a. TMPA Pruitt 138kV Switch Station Terminal Bid No. 0460-24**
Addition Engineering Services Addendum No. 1

Burns & McDonnell Engineering Company, Inc. \$2,100,000.00

This request is to obtain Addendum No. 1 to Purchase Order 35923 issued for engineering services to support a terminal addition at the TMPA Pruitt Substation.

- b. E-Books and E-Audiobooks for Libraries Bid No. REQ00000181**

Overdrive, Inc \$382,000.00

This request is to purchase e-books and e-audiobooks for library patrons under a 24-month agreement. Assigned as an Evergreen contract, it will automatically renew for successive 12-month terms if funding is available and both parties agree.

- c. GP&L Utility Network Implementation Bid No. REQ00000704**

Burns & McDonnell Engineering Company, Inc. \$1,304,000.00

This request is to obtain the remaining project management services to support the migration of the GP&L GIS system to an updated platform.

3. Resolution Approving the FY 26 Council Calendar

Approve the proposed 2026 City Council calendar.

ITEMS FOR INDIVIDUAL CONSIDERATION

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4. Consider the Creation of an All Abilities Committee

Approve a resolution creating an All Abilities Committee to advise the City Council and support staff in fostering accessibility, inclusion, and community collaboration. Council was briefed on this item at the August 28, 2025 Work Session.

This item was pulled from the consent agenda. Mr. Urrutia provided a presentation and stated there would be 9 members on the committee, with appointees from the Mayor and each Councilmember. He provided information on the purpose of the committee and answered questions of the Council.

Public Speakers on the item: Mary Ehlenfeldt, Grant Laird Jr., and Lindsey Fiegelman.

Councilmember Dutton made a motion to approve the item. Mayor Pro Tem Lucht seconded the motion. All voted in favor. The motion carried.

5. Hold public hearings on the following Zoning Cases:

- a. **Consider a request by Kimley-Horn, requesting approval of 1) a Specific Use Provision (SUP) for Car Wash, Automated/Rollover on property zoned Planned Development District 21-62 and 2) a Concept Plan for a Car Wash, Automated/Rollover Use. The site is located at 1540 Firewheel Parkway on a property zoned Planned Development (PD) District 21-62 for Mixed Uses in District 1.**

Consider and take appropriate action on the application of Kimley-Horn, requesting approval of 1) a Specific Use Provision (SUP) for Car Wash, Automated/Rollover on property zoned Planned Development District 21-62 and 2) a Concept Plan for a Car Wash, Automated/Rollover Use. The site is located at 1540 Firewheel Parkway on a property zoned Planned Development (PD) District 21-62 for Mixed Uses. (District 1) (File Z 25-32)

Presenter: Nabila Nur, Planning & Development Director

Ms. Nur provided a presentation on the item. She stated that staff recommended denial and the Plan Commission recommended approval for 30 years. She answered questions of the Council.

Applicants speaking on the item: Trevor Nienam and Brittnei Pierce.

Councilmember Bass made a motion to approve the request with a 30-year SUP and concept plan. Councilmember Thomas Jr. seconded the motion. The vote was: Councilmember Bass, yes; Councilmember Beard, yes; Councilmember Moore, yes; Councilmember Williams, no; Mayor Hedrick, yes; Mayor Pro Tem Lucht, no; Councilmember Dutton, no; Councilmember Thomas Jr., yes; and Deputy Mayor Pro Tem Ott, yes. The motion carried.

- b. **Consider a request by Darlynn T. Troung, requesting approval of 1) a Specific Use Provision (SUP) for a Personal Services Use and 2) a concept plan for a Personal Services Use. The site is located at 2241 Peggy Lane Suite B on a property zoned Community Office (CO) District in District 8.**

Consider and take appropriate action on the application of Darlynn T. Troung, requesting approval of 1) a Specific Use Provision (SUP) for a Personal Services Use and 2) a concept plan for a Personal Services Use. The site is located at 2241 Peggy Lane Suite B on a property zoned Community Office (CO) District. (District 8) (File Z 25-33)

Presenter: Nabila Nur, Planning & Development Director

Ms. Nur provided a presentation on the item. She stated that staff and the Plan Commission recommended approval for 30 years.

Applicants speaking on the item: Darlynn Truong.

Deputy Mayor Pro Tem Ott made a motion to approve the request. Mayor Pro Tem Lucht seconded the motion. The vote was: Deputy Mayor Pro Tem Ott, yes; Councilmember Bass, yes; Councilmember Beard, yes, Councilmember Moore, yes; Councilmember Williams, yes; Mayor Hedrick, yes; Mayor Pro Tem Lucht, yes; Councilmember Dutton, no; and Councilmember Thomas Jr., yes. The motion carried.

CITIZEN COMMENTS

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Jason Eddington, Mary Ehlenfeldt, Danny Starnes, and Carl Smith.

ADJOURN

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Mayor Hedrick adjourned the meeting at 8:27 p.m.

Submitted By:

Dylan Hedrick, Mayor

Jennifer Stubbs, City Secretary



GARLAND

PURCHASING REPORT

2.a

Meeting Date: November 18, 2025

Title: GP&L Wylie to Mallard 138kV Transmission Line - Construction Services

Submitted by: Chuck Chapman, Director of Transmission Services

Bid Number: REQ00000724

Strategic Focus Area: Reliable / Cost-Efficient Utility Services

Purchase Justification

This request is to obtain construction services for the GP&L Wylie to Mallard 138kV Transmission Line. This is part of the approved GP&L OPGW Install-Olinger to Ben Davis 138kV CIP project. A 6% owner's contingency is included for any additional services that may be required.

Evaluation

A request for bids was issued in accordance with Purchasing procedures. Seven (7) bids were received and evaluated based on the published criteria. Utility Construction Services, LLC is considered non-responsible due to recent project performance. Irby Construction Company and MasTec North America, Inc. are considered non-responsive due to unacceptable assumptions and clarifications to the specifications. Integrated Power Co. received the highest evaluated score, offering the Best Value for the City.

Award Recommendation

Vendor	Bid No.	Item	Amount	Basis for Award	Purchase Requisition #
Integrated Power Co.	REQ00000724	All	\$9,300,000.00	Best Value	REQ00000724

Fiscal Impact

Funding for the construction services will be included in the 2026 Proposed GP&L Transmission Lines CIP Program. The construction services are not anticipated to be performed and expensed until 2026.

Attachments

A. Bid Recap

Budget Type: CIP
Fiscal Year: 2025
Document Location: Page 278

Routing

Lauri Vornberg, Electric Budget & Procurement Analyst
Gary Holcomb, Procurement & Material Management Director
Allyson Bell Steadman, Director of Budget & Research
Jennifer Stubbs, City Secretary

Created/Initiated - 10/31/2025
Approved - 10/31/2025
Approved - 11/5/2025
Final Approval - 11/11/2025

[illegible]

[illegible]



GARLAND

PURCHASING REPORT

2.b

Meeting Date: November 18, 2025

Title: Change Order No. 2 to Bottleneck Improvements Design Contract

Submitted by: Tamera Wilson, Department Coordinator I

Bid Number: 0828-20

Strategic Focus Area: Well-Maintained City Infrastructure
Sound Governance and Finances

Purchase Justification

This request is to obtain additional engineering design and land acquisition services for Package 4 of the Bottleneck Intersection Improvements Program.

Evaluation

Teague Nall and Perkins, Inc. was awarded the original PO 30319 in the amount of \$2,528,200 at the May 5, 2020 City Council Meeting. Change Order No. 1 was approved in the amount of \$73,500 at the November 1, 2022 City Council Meeting. As competitive bids were not received for the change order, a Bid Recap is not included.

Award Recommendation

Vendor	Bid No.	Item	Amount	Basis for Award	Purchase Requisition #
Teague Nall and Perkins, Inc.	0828-20	Change Order No 2 to PO 30319 Bottleneck Improvements	\$524,400.00	Change Order	N/A

Fiscal Impact

Funding is available in the Bottleneck Improvements Program CIP Project, for Change Order #2 to PO 30319 in the amount of \$524,400, which is within the approved budget of \$30,604,291 and will leave a remaining balance of \$6,642,275.

Attachments

A. Location Map

Budget Type: Capital Improvement Program
Fiscal Year: 2025
Document Location: Page 89

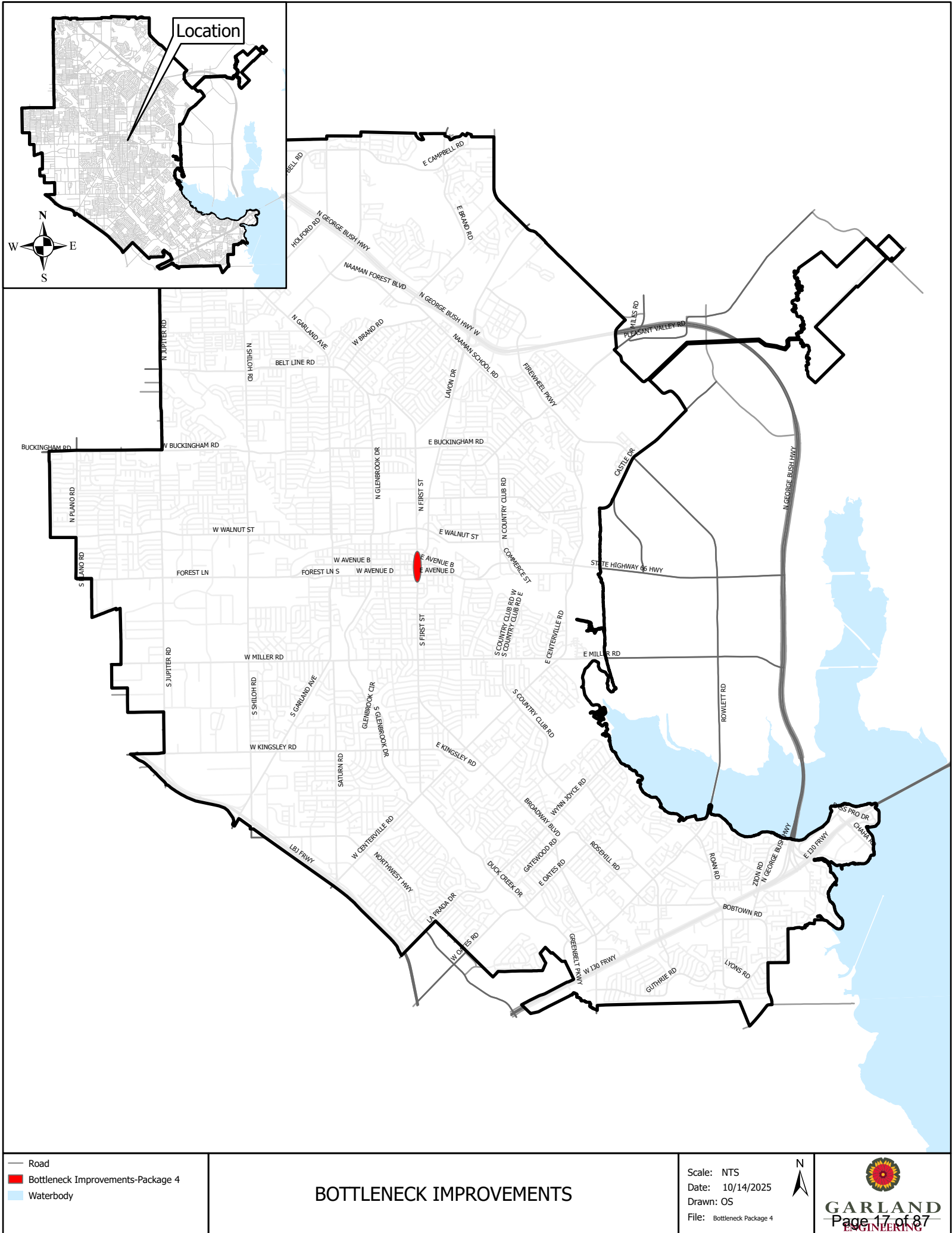
Routing

Tamera Wilson, Department Coordinator I
Michael Polocek, Engineering Director
Gary Holcomb, Procurement & Material Management Director

Created/Initiated - 10/31/2025
Approved - 10/31/2025
Approved - 11/5/2025

Allyson Bell Steadman, Director of Budget & Research
Crystal Owens, Assistant City Manager
Jennifer Stubbs, City Secretary

Approved - 11/6/2025
Approved - 11/11/2025
Final Approval - 11/11/2025



— Road
■ Bottleneck Improvements-Package 4
■ Waterbody

BOTTLENECK IMPROVEMENTS

Scale: NTS
Date: 10/14/2025
Drawn: OS
File: Bottleneck Package 4


GARLAND
ENGINEERING
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GARLAND

CITY COUNCIL STAFF REPORT

3.a

Meeting Date: November 18, 2025

Title: Z 25-29 Hunter McQuire (District 1)

Submitted by: Elisa Morales, Administrative Services Supervisor

Strategic Focus Area: Growing Economic Base

Issue / Summary

Zoning Ordinance Z 25-29 Hunter McQuire

Background

Zoning Case Z 25-29 was approved via public hearing during the October 21, 2025 City Council meeting.

Consideration / Recommendation

Consider adoption of the attached ordinance.

Attachments

- A. Z 25-29 Ordinance
- B. Z 25-29 Exhibit A
- C. Z 25-29 Exhibit B
- D. Z 25-29 Concept Plan

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING (1) A PLANNED DEVELOPMENT (PD) AMENDMENT TO PLANNED DEVELOPMENT DISTRICT 21-19 TO ALLOW A TATTOOING/BODY PIERCING ESTABLISHMENT WITH A SPECIFIC USE PROVISION, (2) A SPECIFIC USE PROVISION FOR A TATTOOING/BODY PIERCING ESTABLISHMENT USE ON A 991 SQUARE FEET TRACT OF LAND LOCATED AT 315 CONEFLOWER DRIVE UNIT A03 AS DESCRIBED IN "EXHIBIT A" AND (3) A CONCEPT PLAN FOR A TATTOOING/BODY PIERCING ESTABLISHMENT USE ON THE SUBJECT SITE AS SHOWN IN "EXHIBIT B"; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A NOTICE OF CONDITIONS OF COMPLIANCE CLAUSE; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 22nd day of September 2025, the Plan Commission did consider and make recommendations on a certain request for (1) a planned development amendment to PD 21-19 to allow a tattooing/body piercing establishment with a specific use provision, (2) a Specific Use Provision for a Tattooing/Body Piercing Establishment Use on a 991 square feet tract of land located at 315 Coneflower Drive Unit A03 and (3) a Concept Plan for a tattooing/body piercing establishment use on the subject site as shown in "Exhibit C" by **Matthew Luetge**; and

WHEREAS, the City Council, after determining all legal requirements of notice and hearing have been met, has further determined the following amendment to the zoning laws would provide for and would be in the best interest of the health, safety, morals, and general welfare:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS, THAT:

Section 1

The Garland Development Code is hereby amended by approving (1) a planned development amendment to PD 21-19 to allow a tattooing/body piercing establishment with a specific use provision, (2) a Specific Use Provision for a Tattooing/Body Piercing Establishment Use on a 991 square feet tract of land located at 315 Coneflower Drive Unit A03 and (3) a Concept Plan for a tattooing/body piercing establishment use and being more particularly described in "Exhibit A," attached hereto and made a part hereof.

Section 2

Development shall be in conformance with the conditions, restrictions, and regulations set forth in the Garland Development Code, except as otherwise specified by the conditions identified in "Exhibit B", attached hereto and made a part hereof.

Section 3

That a violation of this Ordinance shall be a misdemeanor punishable in accordance with Section 10.05 of the Code of Ordinances, City of Garland, Texas.

Section 4

NOTICE OF CONDITIONS OF COMPLIANCE: Notwithstanding the provisions of any other ordinance of the City, the full, complete, and continuing compliance with all the conditions, restrictions, and regulations of this Ordinance is a condition to the issuance and continuation of any permit, approval, authorization or consent by the City, including without limitation the issuance or continuation of any certificate of occupancy for any building or structure located on any portion of the property described in "Exhibit A". All promises, representations, obligations and undertakings made or assumed by the applicant to the City Council at any public presentation in connection with the granting of this Ordinance are hereby incorporated into and made a part of this Ordinance as if expressly set forth herein at length. No substantial deviation from any material portion of the conditions, restrictions, and regulations contained within this Ordinance are allowed except as may be provided by the City Council after a public hearing.

Section 5

FILE NO. Z 25-29

That the Garland Development Code, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 6

That the terms and provisions of this Ordinance are severable and are governed by Sec. 10.06 of the Code of Ordinances of the City of Garland, Texas.

Section 7

That this Ordinance shall be and become effective immediately upon and after its passage and approval.

PASSED AND APPROVED this _____ day of _____, 2025.

THE CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File No. Z 25-29

BEING Lot 1R2 and Lot 7R1 in Block 1 of Firewheel Center, Fifth Replat, as per plat thereof recorded as Instrument Number 201800224003, in the Official Public Records of Dallas County, Texas, and containing approximately 68.107 acres.

Specific Use Provision shall be limited to Suite A03.

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 25-29

- I. Statement of Purpose:** The purpose of this Planned Development (PD) amendment is to allow a Tattooing/Body Piercing Establishment in this PD with a Specific Use Provision.
- II. Statement of Effect:** This Planned Development amendment shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of Planned Development (PD) District PD 21-19 as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Specific Conditions:** A Tattooing/Body Piercing Establishment use, in addition to those listed in Planned Development District 21-19, shall be permitted with a Specific Use Provision.

SPECIFIC USE PROVISION (SUP) CONDITIONS

ZONING FILE Z 25-29

315 Coneflower Drive Unit A03

II. Statement of Purpose: The purpose of this SUP is to allow for a Tattooing/Body Piercing Establishment use.

II. Statement of Effect: This SUP shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.

V. General Regulations: All regulations of the Planned Development (PD) District 21-19 set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.

VI. Development Plans:

Concept Plan: Development shall be in general conformance with the Concept Plan labeled Exhibit C. In the event there is conflict between the approved Concept Plan and the Specific Regulations below, the Specific Regulations shall apply.

VII. Abandonment: In the event the land use for which this Specific Use Provision was granted ("Land Use") is abandoned, the SUP and all rights to the Land Use are automatically terminated, and the premises must be used in conformance with the PD, GDC, federal, and state law.

For the purposes of this Specific Use Provision, Abandonment is any of the following acts:

A. A failure to apply for a site or building permit on the premises, where applicable, within 180 days of the effective date of this SUP;

B. A failure to obtain a certificate of occupancy for the Land use within 730 days of the effective date of this SUP;

C. A failure to commence operating the Land Use on the premises within 90 days of receiving a final certificate of occupancy for the Land Use;

EXHIBIT B

D. Discontinuance of the Land Use for a period of 180 days;

E. Applying for, and receiving, a new Certificate of Occupancy for a use other than the Land Use; or

F. Operating a use on the premises, whether as a primary or secondary use, that is not allowed within the PD District, by the GDC, or by state or federal law.

The termination of utilities on the premises for a period of 180 calendar days is prima facie evidence of abandonment and the owner shall have the burden to prove that the Land Use has not been abandoned.

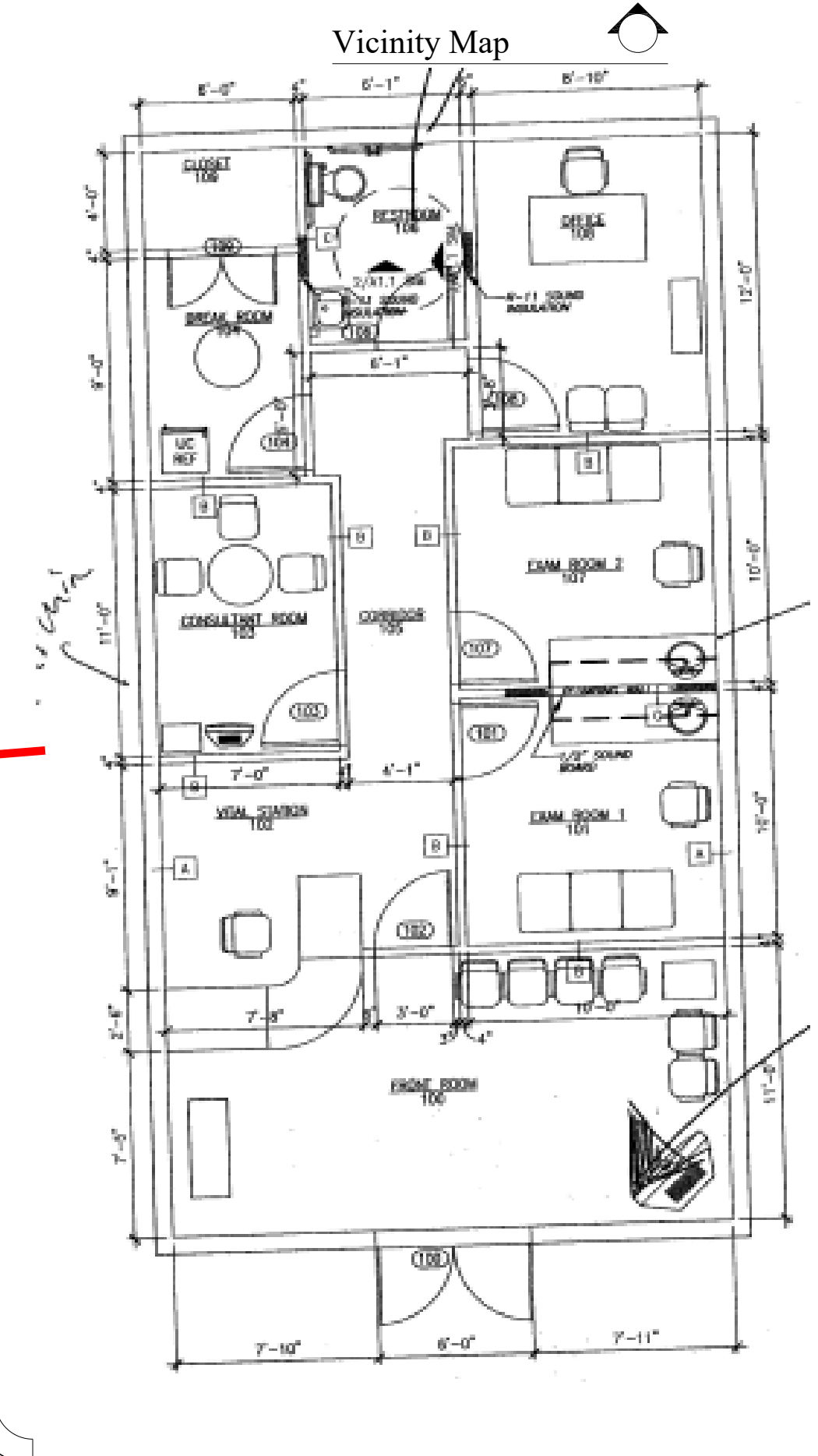
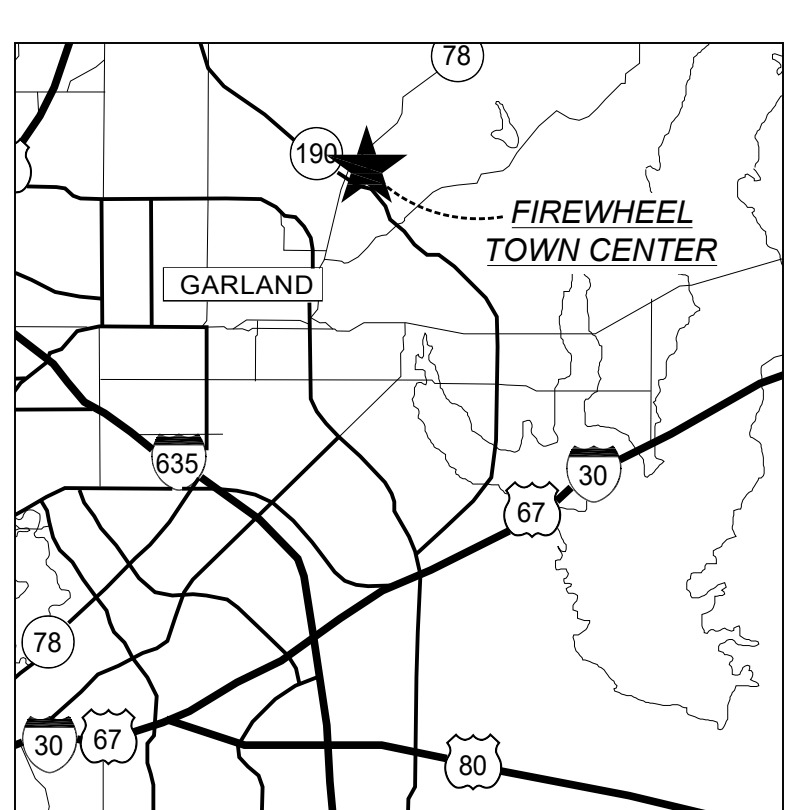
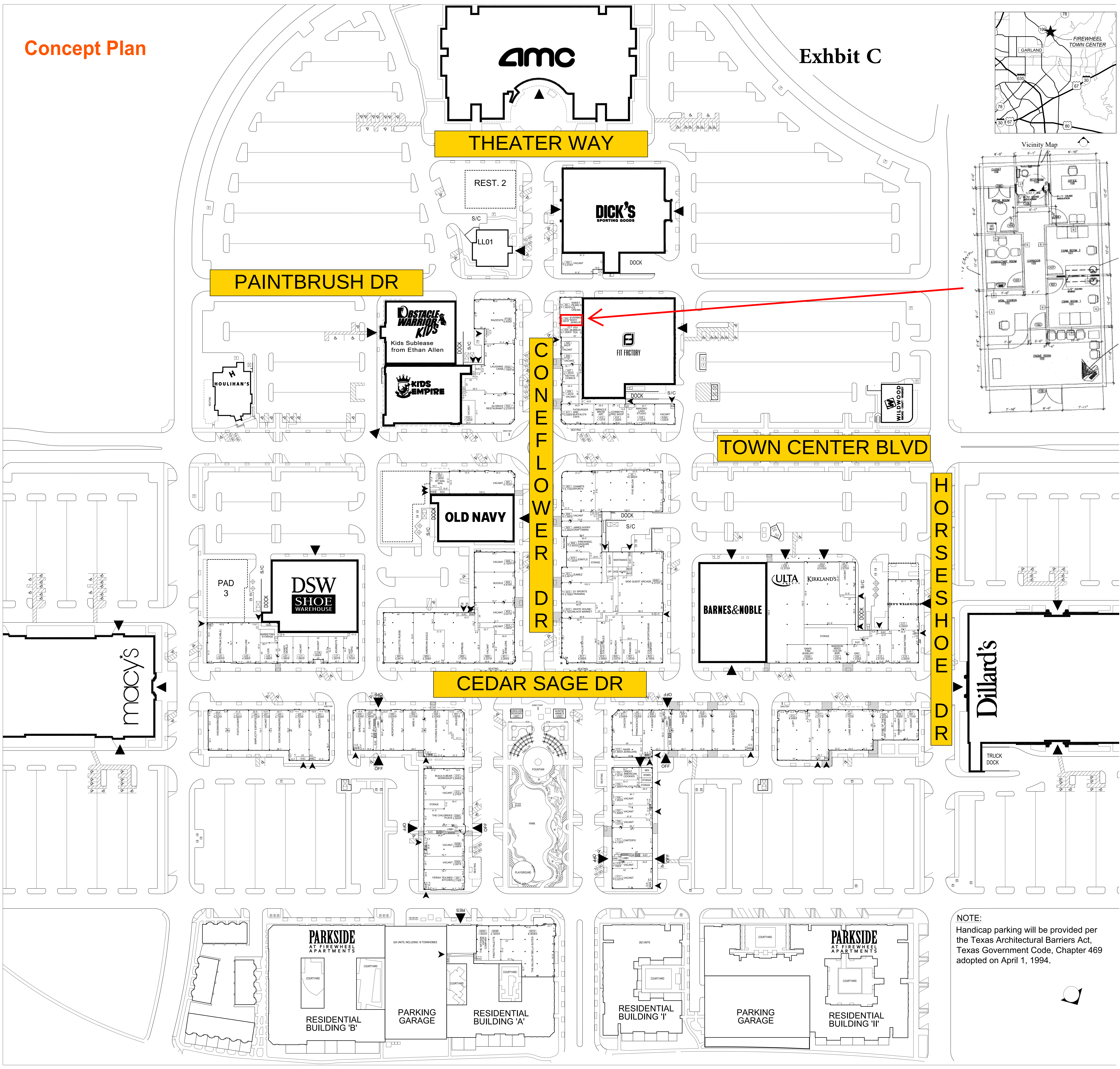
V. Specific Conditions:

A. Time Limitation:

a. The Specific Use Provision shall have a 5-year time period.

Concept Plan

Exhbit C



Project Data	
DILLARD'S	155,632
BARNES & NOBLE	27,200
OLD NAVY	15,000
AMC THEATRES	75,000
DSW SHOE WAREHOUSE	25,000
MACY'S	140,000
DICK'S SPORTING GOODS	70,120
OBSTACLE WARRIOR KIDS	18,000
FIT FACTORY	34,550
KIDS EMPIRE/HAPIK	18,300
Total Department Store GLA	578,702
Total Small Shops GLA	332,663
Total GLA	911,365
Leaseable Office GLA	75,000
Total GLA w/Office	986,365
Restaurants	
LL01	5,000
HOULIHAN'S	6,772
WILDWOOD	4,345
Total Restaurant GLA	16,117
Total Project GLA	1,002,482

REVISION HISTORY:	
March 12, 2025 - N.C. A03	
February 25, 2025 - nc SLAM F10 work#542513 (MB)	
February 11, 2025 - Updated Slim Data.	
February 03, 2025 - N.C. A00	
January 28, 2025 - Updated Slim Data.	
January 21, 2025 - Updated Slim Data.	
January 10, 2025 - nc P10	
January 09, 2025 - Present	
January 08, 2025 - Updated Salesforce	
November 27, 2024 - Updated Salesforce	
November 21, 2024 - Updated Salesforce	
November 14, 2024 - Updated Salesforce	
October 25, 2024 - Refined the names AP Node cleanup	
October 09, 2024 - Updated Salesforce	
October 02, 2024 - added Risk Leased Theater category (JG)	
September 25, 2024 - Updated Salesforce	
September 18, 2024 - Updated Salesforce	
September 11, 2024 - nc BVS, P05	
September 04, 2024 - Updated Salesforce	
August 28, 2024 - Updated Salesforce	
May 05, 2024 - nc M15, Updated Salesforce	
May 05, 2024 - nc M15, Updated Salesforce	
April 05, 2024 - N.C. A03	

Other revision information could be available - See CAD Department for details

This exhibit is provided for illustration purposes only, and shall not be deemed to be a warranty, representation or agreement by Landlord that the Center, Common Areas, buildings and/or items will be as illustrated on this exhibit, or that any items which may be referenced on this exhibit will at any time be occupied by the Center. Landlord reserves the right to modify size, configuration and occupants of the Center at any time.

- Change of Elevation
- No Door Zone
- Primary Entrances

225 W. Washington Street
Indianapolis, IN 46204
(317) 636-1600

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PROJECT:	
FIREWHEEL TOWN CENTER	
LOCATION:	
GARLAND TEXAS	
DESCRIPTION:	
CENTER PLAN	
WORK ORDER #:	DRAWING FILE NAME:
543723	...1308/CP.1308/CP
DRAWN BY:	DATE LAST MODIFIED:
ERWOOD	March 12, 2025
COMPANION DRAWING:	SCALE:
SP	0 30 60
CORP. #	DRAWING:
1308	CP

NOTE:
Handicap parking will be provided per the Texas Architectural Barriers Act, Texas Government Code, Chapter 469 adopted on April 1, 1994.



GARLAND

CITY COUNCIL STAFF REPORT

3.b

Meeting Date: November 18, 2025

Title: Z 25-28 Mission Ridge Consultants (District 3)

Submitted by: Elisa Morales, Administrative Services Supervisor

Strategic Focus Area: Growing Economic Base

Issue / Summary

Zoning Ordinance Z 25-28 Mission Ridge Consultants

Background

Zoning Case Z 25-28 was approved via public hearing during the October 21, 2025 City Council meeting.

Consideration / Recommendation

Consider adoption of the attached ordinance.

Attachments

- A. Z 25-28 Ordinance
- B. Z 25-28 Exhibit A
- C. Z 25-28 PD Conditions
- D. Z 25-28 Concept Plan

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING (1) AN AMENDMENT TO PLANNED DEVELOPMENT (PD) DISTRICT 84-104 FOR MIXED USES TO ALLOW A WAREHOUSE OFFICE/SHOWROOM AND (2) A CONCEPT PLAN FOR A WAREHOUSE OFFICE/SHOWROOM USE, ON A PROPERTY ZONED PLANNED DEVELOPMENT (PD) DISTRICT 84-104 FOR MIXED USES ON A 0.29-ACRE TRACT OF LAND LOCATED AT 1775 WYNN JOYCE ROAD; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A NOTICE OF CONDITIONS OF COMPLIANCE CLAUSE; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 8th day of September 2025, the Plan Commission did consider and make recommendations on a certain request for (1) a Planned Development Amendment and (2) a Concept Plan, as shown in "Exhibit C" for a Warehouse Office/Showroom Use, on a property zoned Planned Development (PD) District 84-104 for Mixed Uses by **Mission Ridge Consultants** and

WHEREAS, the City Council, after determining all legal requirements of notice and hearing have been met, has further determined the following amendment to the zoning laws would provide for and would be in the best interest of the health, safety, morals, and general welfare:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS, THAT:

Section 1

The Garland Development Code is hereby amended by approving (1) An amendment to Planned Development (PD) District 84-104 for Mixed Uses to allow a Warehouse Office/Showroom and (2) a Concept Plan for a Warehouse Office/Showroom Use, on a property zoned Planned Development (PD) District 84-104 for Mixed Uses on a 0.29-acre tract of land located at 1775 Wynn Joyce Road and being more particularly described in "Exhibit A," attached hereto and made a part hereof.

Section 2

Development shall be in conformance with the conditions, restrictions, and regulations set forth in the Garland Development Code, except as otherwise specified by the

conditions identified in "Exhibit B", attached hereto and made a part hereof.

Section 3

That a violation of this Ordinance shall be a misdemeanor punishable in accordance with Section 10.05 of the Code of Ordinances, City of Garland, Texas.

Section 4

NOTICE OF CONDITIONS OF COMPLIANCE: Notwithstanding the provisions of any other ordinance of the City, the full, complete, and continuing compliance with all the conditions, restrictions, and regulations of this Ordinance is a condition to the issuance and continuation of any permit, approval, authorization or consent by the City, including without limitation the issuance or continuation of any certificate of occupancy for any building or structure located on any portion of the property described in "Exhibit A". All promises, representations, obligations and undertakings made or assumed by the applicant to the City Council at any public presentation in connection with the granting of this Ordinance are hereby incorporated into and made a part of this Ordinance as if expressly set forth herein at length. No substantial deviation from any material portion of the conditions, restrictions, and regulations contained within this Ordinance are allowed except as may be provided by the City Council after a public hearing.

Section 5

That the Garland Development Code, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 6

That the terms and provisions of this Ordinance are severable and are governed by Sec. 10.06 of the Code of Ordinances of the City of Garland, Texas.

Section 7

That this Ordinance shall be and become effective immediately upon and after its passage and approval.

FILE NO. Z 25-28

PASSED AND APPROVED this _____ day of _____,
2025.

THE CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 25-28

BEING a tract of land located in the JOHN LITTLE SURVEY, ABSTRACT No. 761, City of Garland, Dallas County, Texas, being the remainder of Lot 13, Block 1, Revised First Installment Eastern Hills Estates, an addition to the City of Garland, Dallas County, Texas, according to the plat recorded in Volume 941, Page 1630 of the Map Records of Dallas County, Texas, and being all that certain tract of land described in deed to Aikal & Shekha Ventures, LLC, recorded in Instrument No. 202300220497 of the Real Property Records of Dallas County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod found at the most Northerly corner of said Aikal & Shekha Ventures Tract, lying in the Northeast boundary line of said Lot 13, being the most Easterly Southeast corner of Lot 1, Block 1, U-Stor/Wynn Joyce Addition, an addition to the City of Garland, Dallas County, Texas, according to the plat recorded in Volume 94096, Page 5298 of the Map Records of Dallas County, Texas and lying in Southwest right-of-way line of a 15-foot wide alley;

THENCE S 45° 00' 00" E, 129.25 feet along the Northeast boundary line of said Lot 13 and said Aikal & Shekha Ventures Tract with the Southwest right-of-way line of said alley to a MAG nail found at the most Easterly corner of said Aikal & Shekha Ventures Tract and said Lot 13, lying in the Northwest right-of-way line of Wynn Joyce Road (a variable width right-of-way:

THENCE S 43° 58' 47" W, 99.65 feet along the Southeast boundary line of said Aikal & Shekha Ventures Tract and said Lot 13 with the Northwest right-of-way line of said Wynn Joyce Road to an "X" cut in concrete found at the most Southerly corner of said Aikal & Shekha Ventures Tract and said Lot 13;

EXHIBIT A

THENCE N 45 ° 02 ' 12 " W, passing the most Southerly Southeast corner of aforesaid Lot 1, Block 1, U-Stor/Wynn Joyce Addition and continuing in all a total distance of 129.44 feet with the Southwest boundary line of said Aikal & Shekha Ventures Tract and said Lot 13 to a MAG nail found at the most Westerly corner of said Aikal & Shekha Ventures Tract;

THENCE N 44 ° 05 ' 21 " E, 99.73 feet along the common boundary line between said Aikal & Shekha Ventures Tract and said Lot 1 to the PLACE OF BEGINNING, containing 0.296 acre (12,893 square feet) of land.

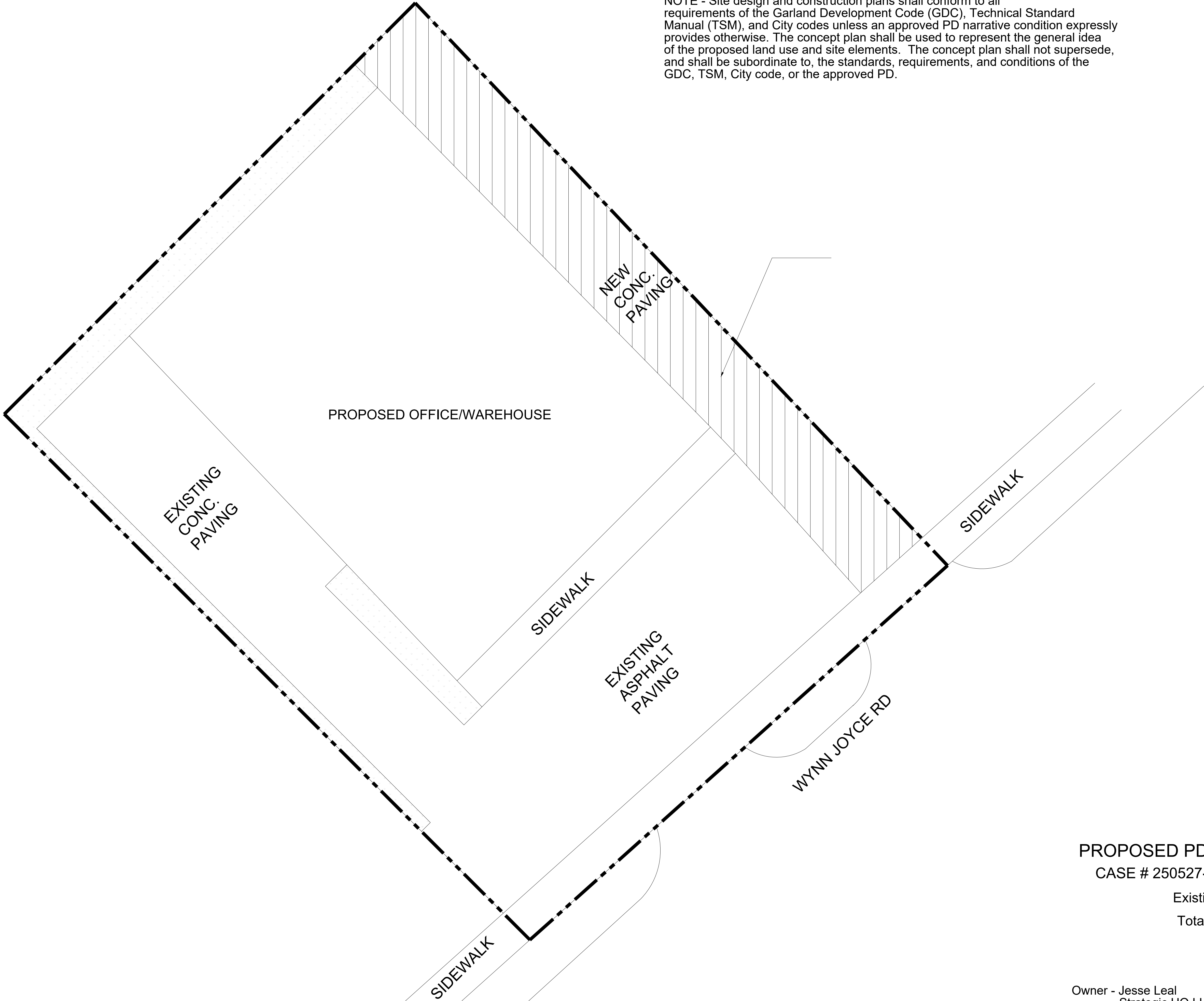
PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 25-28

1775 Wynn Joyce Road

- I. Statement of Purpose:** The purpose of this Planned Development (PD) amendment is to allow and regulate the development of a Warehouse Office/Showroom Use.
- II. Statement of Effect:** This Planned Development amendment shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Community Retail (CR) District and Planned Development (PD) District 84-104 as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- Concept Plan: Development shall be in general conformance with the Concept Plan labeled Exhibit C. In the event there is conflict between the approved Concept Plan and the Specific Regulations below, the Specific Regulations shall apply.
- V. Specific Conditions:**
- A. Permitted Use: In addition to the uses permitted within Planned Development (PD) District 84-104, Warehouse Office/Showroom Use shall be permitted by right.
- B. Concept Plan: The site layout, building placement, parking, walking paths, and other development proposed shall be in general conformance with the approved Concept Plan labeled Exhibit C.
- C. Landscaping: A minimum of four planters shall be added along the length of the street-facing building's façade.

- D. Building Design: The building shall be brought up to the standards of Article 6 of Chapter 4 of the Garland Development Code (GDC).
- E. Parking: A minimum of eight (8) parking spaces are required for this site.
- F. Interior Division: At least fifty (50) percent of the square footage of the building must be used for office space.
- G. Pavement Improvement: The dilapidated asphalt pavement in the front of the building along Wynn Joyce Road shall be improved by resurfacing the asphalt pavement at a minimum.



NOTE - Site design and construction plans shall conform to all requirements of the Garland Development Code (GDC), Technical Standard Manual (TSM), and City codes unless an approved PD narrative condition expressly provides otherwise. The concept plan shall be used to represent the general idea of the proposed land use and site elements. The concept plan shall not supersede, and shall be subordinate to, the standards, requirements, and conditions of the GDC, TSM, City code, or the approved PD.



VICINITY MAP

1

SITE PLAN

A1.0

SCALE: 1/16" = 1'-0"

N

PROPOSED PD AMENDMENT - CONCEPT PLAN
CASE # 250527-2 - 1775 Wynn Joyce Rd, Garland, TX
Existing Zoning - PD 84-104
Total Lot Area - 12,893 SF

Owner - Jesse Leal
Strategic HQ LLC
PO Box 496539
Garland, TX 75049
972.921.1463

Applicant - Skye Thibodeaux, AICP
Mission Ridge Consultants
PO Box 260203
Plano, TX 75026
817-657-3259

DRAWN BY: DP

CHECKED BY: DP

VIZUAL

ARCHITECTURE

400 N. SAINT PAUL ST.

SUITE 1120

DALLAS, TEXAS 75201

OFFICE: 214-675-9175

SITE PLAN
ROCK MAINTENANCE & CONSTRUCTION WAREHOUSE
1775 WYNN JOYCE ROAD
GARLAND, TEXAS 75043

DATE	DESCRIPTION	BY

SCALE:

AS NOTED

PROJECT NO.

2041-01

SHEET NO.

A1.0



GARLAND

CITY COUNCIL STAFF REPORT

3.c

Meeting Date: November 18, 2025

Title: Z 25-32 Kimley-Horn (District 1)

Submitted by: Elisa Morales, Administrative Services Supervisor

Strategic Focus Area: Growing Economic Base

Issue / Summary

Zoning Ordinance Z 25-32 Kimley-Horn

Background

Zoning Case Z 25-32 was approved via public hearing during the November 3, 2025 City Council meeting.

Consideration / Recommendation

Consider adoption of the attached ordinance.

Attachments

- A. Z 25-32 Ordinance
- B. Z 25-32 Exhibit A
- C. Z 25-32 Exhibit B
- D. Z 25-32 Exhibit C

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING (1) A SPECIFIC USE PROVISION (SUP) FOR CAR WASH, AUTOMATED/ROLLOVER AND (2) A CONCEPT PLAN FOR A CAR WASH, AUTOMATED/ROLLOVER USE, ON A PROPERTY ZONED PLANNED DEVELOPMENT DISTRICT 21-62 FOR MIXED USES ON A 1.10-ACRE TRACT OF LAND LOCATED AT 1540 FIREWHEEL PARKWAY; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A NOTICE OF CONDITIONS OF COMPLIANCE CLAUSE; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 13th day of October 2025, the Plan Commission did consider and make recommendations on a certain request for (1) a Specific Use Provision (SUP) and (2) a Concept Plan, as shown in "Exhibit C" for a Car Wash, Automated/Rollover Use, on a property zoned Planned Development (PD) District 21-62 for Mixed Uses by **Kimley-Horn** and

WHEREAS, the City Council, after determining all legal requirements of notice and hearing have been met, has further determined the following amendment to the zoning laws would provide for and would be in the best interest of the health, safety, morals, and general welfare:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS, THAT:

Section 1

The Garland Development Code is hereby amended by approving (1) A Specific Use Provision (SUP) to allow a Car Wash, Automated Rollover Use and (2) a Concept Plan for a Car Wash, Automated/Rollover Use, on a property zoned Planned Development (PD) District 21-62 for Mixed Uses on a 1.10-acre tract of land located at 1540 Firewheel Parkway and being more particularly described in "Exhibit A," attached hereto and made a part hereof.

Section 2

Development shall be in conformance with the conditions, restrictions, and regulations set forth in the Garland Development Code, except as otherwise specified by the conditions identified in "Exhibit B", attached hereto and made a part hereof.

Section 3

That a violation of this Ordinance shall be a misdemeanor punishable in accordance with Section 10.05 of the Code of Ordinances, City of Garland, Texas.

Section 4

NOTICE OF CONDITIONS OF COMPLIANCE: Notwithstanding the provisions of any other ordinance of the City, the full, complete, and continuing compliance with all the conditions, restrictions, and regulations of this Ordinance is a condition to the issuance and continuation of any permit, approval, authorization or consent by the City, including without limitation the issuance or continuation of any certificate of occupancy for any building or structure located on any portion of the property described in "Exhibit A". All promises, representations, obligations and undertakings made or assumed by the applicant to the City Council at any public presentation in connection with the granting of this Ordinance are hereby incorporated into and made a part of this Ordinance as if expressly set forth herein at length. No substantial deviation from any material portion of the conditions, restrictions, and regulations contained within this Ordinance are allowed except as may be provided by the City Council after a public hearing.

Section 5

That the Garland Development Code, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 6

That the terms and provisions of this Ordinance are severable and are governed by Sec. 10.06 of the Code of Ordinances of the City of Garland, Texas.

Section 7

That this Ordinance shall be and become effective immediately upon and after its passage and approval.

FILE NO. Z 25-32

PASSED AND APPROVED this _____ day of _____,
2025.

THE CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 25-32

BEING a 1.1063 acre (48,190 square foot) tract of land situated in the Reson Christ Survey, Abstract No. 225, City of Garland, Dallas County, Texas; said tract being a portion of a tract of land described in Special Warranty Deed to parchAUS Firewheel LP recorded in nstrument Number 202200132141, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.); said tract also being all of Lot 2, Block 1, PARCHAUS FIREWHEEL, an addition to the City of Garland according to the plat recorded in Instrument Number 2023001550328, O.P.R.D.C.T.; said tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod found with a cap stamped "RPLS 3963" being the west corner of said Lot 2 and the most westerly south corner of Lot 1, Block 1, of said PARCHAUS FIREWHEEL; said iron rod also being in the northeast right-of-way line of Firewheel Parkway (a variable width right-of-way); THENCE along the north line of said Lot 2 and the south line of said Lot 1 the following three (3) courses and distances: North 44°54'22" East, departing said northeast right-of-way line of Firewheel Parkway, a distance of 27.76 feet to a 5/8" iron rod found with a cap stamped "RPLS 3963"; North 72°06'06" East, a distance of 103.46 feet to a 5/8 iron rod found with an illegible cap; South 70°31'40" East, a distance of 276.11 feet to a 5/8 iron rod found with a cap stamped "KHA";

THENCE South 44°48'22" West, departing the said north line of Lot 2 and the said south line of Lot 1, a distance of 238.36 feet to a 5/8" iron rod found with a cap stamped "KHA" in the southwest line of said Lot 2 and the said northeast right-of-way line of Firewheel Parkway;

THENCE North 45°05'38" West, along the said southwest line of Lot 2 and the said northeast right-of-way line of Firewheel Parkway, a distance of 297.05 feet to the POINT OF BEGINNING and containing 48,190 square feet or 1.1063 acres of land, more or less.

EXHIBIT A

SPECIFIC USE PROVISION

ZONING FILE Z 25-32

1540 Firewheel Parkway

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Car Wash, Automated/Rollover Use.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of Planned Development (PD) District 21-62 and the Community Retail (CR) District as set forth in Chapter 2 of the Garland Development Code Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Abandonment:** In the event the land use for which this Specific Use Provision was granted ("Land Use") is abandoned, the SUP and all rights to the Land Use are automatically terminated, and the premises must be used in conformance with the PD, GDC, federal, and state law.

For the purposes of this Specific Use Provision, Abandonment is any of the following acts:

- A. A failure to apply for a site or building permit on the premises, where applicable, within 180 days of the effective date of this SUP;
- B. A failure to obtain a certificate of occupancy for the Land use within 730 days of the effective date of this SUP;
- C. A failure to commence operating the Land Use on the premises within 90 days of receiving a final certificate of occupancy for the Land Use;
- D. Discontinuance of the Land Use for a period of 180 days;
- E. Applying for, and receiving, a new Certificate of Occupancy for a use other than the Land Use; or

EXHIBIT B

F. Operating a use on the premises, whether as a primary or secondary use, that is not allowed within the PD District, by the GDC, or by state or federal law.

The termination of utilities on the premises for a period of 180 calendar days is prima facie evidence of abandonment and the owner shall have the burden to prove that the Land Use has not been abandoned.

V. Specific Regulations:

Time Period: The Specific Use Provision shall have a 30-year time period.

Beach Club Carwash
2600 E. Southlake, Suite 120-306
Southlake, TX 76092
Phone: (469) 586-9141
Contact: Brittini Pierce

Kimley-Horn and Associates, Inc.
6800 Burleson Road, Building 312
Suite 150 Austin, TX 78744
Phone: (512) 616-9942
Contact: Stephanie Tutt, P.E.

Parchaus Firewheel LP
10210 N. Central Expy, Suite 300
Dallas, TX 75231
Phone: (214) 808-6094
Contact: Glenn Lanier

Caliente Ln
Collier Ct
Riverwood Rd
Spangul Ave
Garwood Rd
Shepherd Hwy

PROJECT LOCATION

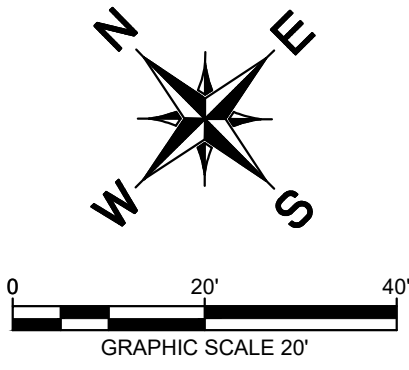
VICINITY MAP

N.T.S.

PROPERTY ID: 264410701002000000

CITY OF GARLAND, DALLAS COUNTY, TEXAS

ZIP CODE: 75040



NOTE:

1. SITE DESIGN AND CONSTRUCTION PLANS SHALL CONFORM TO ALL REQUIREMENTS OF THE GARLAND DEVELOPMENT CODE (GDC), TECHNICAL STANDARD MANUAL (TSM), AND CITY CODES UNLESS AN APPROVED PD NARRATIVE CONDITION EXPRESSLY PROVIDES OTHERWISE. THE CONCEPT PLAN SHALL BE USED TO REPRESENT THE GENERAL IDEA OF THE PROPOSED LAND USE AND SITE ELEMENTS. THE CONCEPT PLAN SHALL NOT SUPERSEDE, AND SHALL BE SUBORDINATE, TO THE STANDARDS, REQUIREMENTS AND CONDITIONS OF THE GDC, TSM, CITY CODE, OR THE APPROVED PD.

LEGEND

	PROPERTY OR LOT LINE ADJACENT PROPERTY LINE
	PROPOSED FIRE LANE
	PROPOSED PAVEMENT
	PROPOSED SIDEWALK
	PROPOSED LANDSCAPE AREA
	PROPOSED BUILDING AREA
	EXISTING DRAINAGE EASEMENT
	MUTUAL DRIVEWAY BY OTHERS

9/4/2025	KHA PROJECT 060049500	DATE 8/15/2025	SCALE AS SHOWN	DESIGNED BY ST	DRAWN BY DJ	CHECKED BY ST
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BEACH CLUB CARWASH

GARLAND, TEXAS

CONCEPT PLAN

SHEET NUMBER
CP-1

No.	REVISIONS	DATE	BY
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WWW.KIMLEY-HORN.COM TX F-928

Page 43 of 87



GARLAND

CITY COUNCIL STAFF REPORT

3.d

Meeting Date: November 18, 2025

Title: Z 25-33 Darlynn T. Troung (District 8)

Submitted by: Elisa Morales, Administrative Services Supervisor

Strategic Focus Area: Growing Economic Base

Issue / Summary

Zoning Ordinance Z 25-33 Darlynn T. Troung

Background

Zoning Case Z 25-33 was approved via public hearing during the November 3, 2025 City Council meeting.

Consideration / Recommendation

Consider adoption of the attached ordinance.

Attachments

- A. Z 25-33 Ordinance
- B. Z 25-33 Exhibit A
- C. Z 25-33 Exhibit B
- D. Z 25-33 Exhibit C

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING (1) A SPECIFIC USE PROVISION (SUP) FOR A PERSONAL SERVICES USE (2) A CONCEPT PLAN FOR A PERSONAL SERVICES USE, ON A PROPERTY ZONED COMMUNITY OFFICE (CO) DISTRICT IN "SUITE B" LOCATED AT 2241 PEGGY LANE; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A NOTICE OF CONDITIONS OF COMPLIANCE CLAUSE; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 13th day of October 2025, the Plan Commission did consider and make recommendations on a certain request for (1) a Specific Use Provision (SUP) for a Personal Services Use (2) a Concept Plan, as shown in "Exhibit C" for a Personal Services Use, on a property zoned Community Office District by **Darlynn T. Troung** and

WHEREAS, the City Council, after determining all legal requirements of notice and hearing have been met, has further determined the following amendment to the zoning laws would provide for and would be in the best interest of the health, safety, morals, and general welfare:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS, THAT:

Section 1

The Garland Development Code is hereby amended by approving (1) a Specific Use Provision (SUP) for a Personal Services Use (2) a Concept Plan for a Personal Services Use, on a property zoned Community Office District in "Suite B" located at 2241 Peggy Lane and being more particularly described in "Exhibit A," attached hereto and made a part hereof.

Section 2

Development shall be in conformance with the conditions, restrictions, and regulations set forth in the Garland Development Code, except as otherwise specified by the conditions identified in "Exhibit B", attached hereto and made a part hereof.

Section 3

That a violation of this Ordinance shall be a misdemeanor punishable in accordance with Section 10.05 of the Code of Ordinances, City of Garland, Texas.

Section 4

NOTICE OF CONDITIONS OF COMPLIANCE: Notwithstanding the provisions of any other ordinance of the City, the full, complete, and continuing compliance with all the conditions, restrictions, and regulations of this Ordinance is a condition to the issuance and continuation of any permit, approval, authorization or consent by the City, including without limitation the issuance or continuation of any certificate of occupancy for any building or structure located on any portion of the property described in "Exhibit A". All promises, representations, obligations and undertakings made or assumed by the applicant to the City Council at any public presentation in connection with the granting of this Ordinance are hereby incorporated into and made a part of this Ordinance as if expressly set forth herein at length. No substantial deviation from any material portion of the conditions, restrictions, and regulations contained within this Ordinance are allowed except as may be provided by the City Council after a public hearing.

Section 5

That the Garland Development Code, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 6

That the terms and provisions of this Ordinance are severable and are governed by Sec. 10.06 of the Code of Ordinances of the City of Garland, Texas.

Section 7

That this Ordinance shall be and become effective immediately upon and after its passage and approval.

FILE NO. Z 25-33

PASSED AND APPROVED this _____ day of _____,
2025.

THE CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 25-33

All of Lot 1, Block 1, WALNUT MEDICAL BUILDING, an Addition to the City of Garland, Dallas County, Texas.

The Specific Use Provision shall apply to Suite B only.

SPECIFIC USE PROVISION

ZONING FILE Z 25-33

2241 Peggy Lane Suite B

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Personal Services Use.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Community Office (CO) District as set forth in Chapter 2 of the Garland Development Code Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Abandonment:** In the event the land use for which this Specific Use Provision was granted ("Land Use") is abandoned, the SUP and all rights to the Land Use are automatically terminated, and the premises must be used in conformance with the PD, GDC, federal, and state law.

For the purposes of this Specific Use Provision, Abandonment is any of the following acts:

- A. A failure to apply for a site or building permit on the premises, where applicable, within 180 days of the effective date of this SUP;
- B. A failure to obtain a certificate of occupancy for the Land use within 730 days of the effective date of this SUP;
- C. A failure to commence operating the Land Use on the premises within 90 days of receiving a final certificate of occupancy for the Land Use;
- D. Discontinuance of the Land Use for a period of 180 days;
- E. Applying for, and receiving, a new Certificate of Occupancy for a use other than the Land Use; or

EXHIBIT B

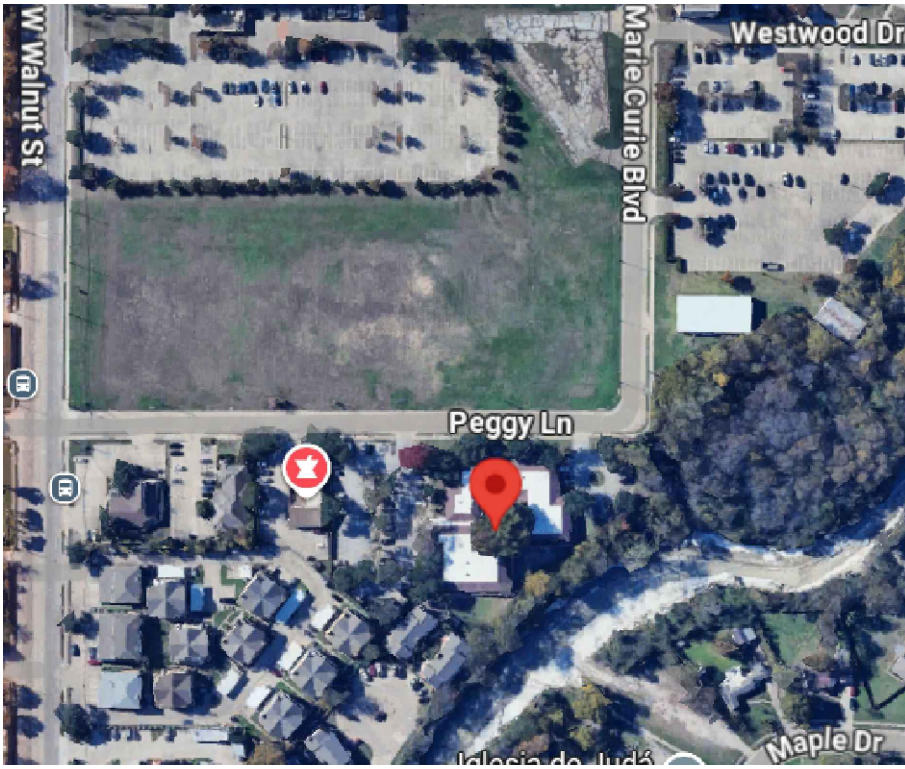
F. Operating a use on the premises, whether as a primary or secondary use, that is not allowed within the CO District, by the GDC, or by state or federal law.

The termination of utilities on the premises for a period of 180 calendar days is prima facie evidence of abandonment and the owner shall have the burden to prove that the Land Use has not been abandoned.

V. Specific Regulations:

Time Period: The Specific Use Provision shall have a 30-year time period.

Exhibit C



VICINITY MAP

REVISION		
ID	DATE	BY
1		
2		
3		

EXISTING SITE PLAN

CONCEPT PLAN

2241 PEGGY LN, GARLAND, TX 75042

DATE: 9/22/26

SCALE: 1" = 20'

DB NO:

DRAWING NO:

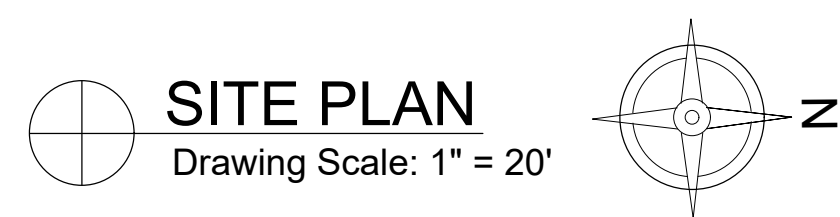
SHEET NO:

1

ELEMENTS OF CONCEPT PLAN	
SUITE SQUARE FOOTAGE	1200
PROPOSED USED	PRIMARY USE: SALON ACCESSORY: OFFICE, GUEST AREA, KITCHEN, STORAGE
APPLICANT NAME	DARLYNN TRUONG
EXISTING ZONING	CO (COMMUNITY OFFICE)
SITE SQUARE FOOTAGE	83400

Site design and construction plans shall conform to all requirements of the Garland Development Code (GDC), Technical Standard Manual (TSM), and City codes unless an approved PD narrative condition expressly provides otherwise. The concept plan represents the general idea of the proposed land use and elements, and does not supersede technical plan requirements.

Plan Preparer / Company: N/A





GARLAND

CITY COUNCIL STAFF REPORT

4.a

Meeting Date: November 18, 2025

Title: Consider a request by Osama Dagher, requesting approval of 1) a Specific Use Provision (SUP) for an Automobile Repair, Minor use on property zoned Community Retail (CR) district and 2) a Concept Plan for an Automobile Repair, Minor use on the subject site. The site is located at 4134 Bobtown Road in District 3.

Submitted by: Elisa Morales, Administrative Services Supervisor

Strategic Focus Area: Growing Economic Base

Issue / Summary

Background

Consideration / Recommendation

Attachments

- A. Z 25-34 CC Report
- B. Z 25-34 Location Map
- C. Z 25-34 SUP Conditions
- D. Z 25-34 Concept Plan
- E. Z 25-34 Written Narrative
- F. Z 25-34 Photos
- G. Z 25-34 R&M
- H. Z 25-34 CC Responses
- I. Z 25-34 Staff Presentation

City Council Report



GARLAND
TEXAS MADE HERE

File No: Z 25-34/District 3

Agenda Item:

Meeting: City Council

Date: November 18, 2025

STRATEGIC FOCUS AREA

Growing economic base.

REQUEST

Hold a public hearing and consider approval of 1) a Specific Use Provision (SUP) for an Automobile Repair, Minor use on property zoned Community Retail (CR) district and 2) a Concept Plan for an Automobile Repair, Minor use on the subject site.

PLAN COMMISSION RECOMMENDATION

On October 27, 2025, by a six (6) to two (2) vote, the Plan Commission recommended approval for an SUP request for an Automobile Repair, Minor use for 15 years and 2) a concept plan for an Automobile Repair, Minor use with certain conditions:

- Building height not to exceed 20 feet
- No building opening on the east or south side with the exception of an emergency exit
- Additional live screening to be provided to the west, east and south side of the property

LOCATION

4134 Bobtown Road

APPLICANT

Osama Dagher

OWNER

Osama Dagher and Zafer Wisam Alriwami

BACKGROUND

The subject property is currently developed with a defunct self-serve car wash. The owner requests to demolish the structure and develop the site with an Automobile Repair, Minor use. The CR district requires an SUP to operate an Automobile Repair, Minor use on the subject site.

SITE DATA

The lot is approximately 0.34 acres in size with access from Bobtown Road on the north. The property has approximately 100 linear feet of frontage along Bobtown Road and only one of the two existing driveways will remain.

USE OF PROPERTY UNDER CURRENT ZONING

The Community Retail (CR) district is intended to accommodate a variety of retail, service, and business establishments that may or may not be designed in a shopping center configuration. The district may be used as a transitional district between lower-intensity retail or office uses and higher-intense uses. A CR district is generally appropriate along major transportation corridors but is generally not appropriate in proximity to low-density residential districts without significant buffering and screening features. Traffic generated by uses in a CR district must be focused onto the major thoroughfare network. Development in a CR district may not be designed in a manner that increases traffic through residential areas.

CONSIDERATIONS

Specific Use Provision

1. The applicant is requesting an SUP for an Automobile Repair, Minor use for the maximum allowable number of years. Although the SUP Time Period Policy Guide does not include a recommended number of years for this use as the guide was created when an Automobile Repair, Minor was permitted by right in the CR district, staff would recommend a period of 10-20 years as a reference as this would be a new construction.
2. Section 2.52 (A)(3)(g)(ii) of the Garland Development Code states that, "All vehicles stored on-site must be kept either in a secured garage bay or in a secured, gated access parking lot enclosed by a blind fence or wall at least six feet high, and enclosing an area of at least 400 square feet per garage bay." This would require 1,200 square feet of on-site storage. The applicant has maintained that there will be no on-site storage of vehicles.
3. The site is small in size, limiting its potential for other desired uses. This would also enable an unused site to be utilized again.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Neighborhood Centers for the subject site. Neighborhood centers provide a mix of retail, services and community gathering places. This center should be appropriately scaled to adjacent residential areas. This type of center is predominantly, but not exclusively, non-residential. Neighborhood centers are served by local roads and transit routes.

The proposed use is autocentric and lacks the potential to be an elevated neighborhood service use or be a gathering space for the community, however, it can be perceived as a service to the immediate community on this site.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the north is zoned Planned Development (PD 22-16) for a multi-family development and is developed as such. The property to the east is zoned Planned Development (PD 95-58) for commercial uses with a Specific Use Provision for a Major Automotive Repair use (which has expired) and is operating under a General Office use. The properties to the south and west are zoned Community Retail and are respectively vacant and developed with a church.

There is one (1) Major Auto repair use less than one (1) mile from the subject site and four (4) minor auto repair uses within about 2.5 miles from this location. Although there is an opportunity to have a diversity of retail and community gathering service uses in the neighborhood, a minor auto repair use does not operate in the immediate vicinity but is present in the broader community. There might be a need for an auto repair, minor use in the immediate vicinity. Additionally, the proposed use may work in conjunction with the carwash (Pappy's) and the convenience store with fuel pumps (QT) that are nearby to provide a holistic service to the community.

STAFF RECOMMENDATION

Staff seeks the Council's direction to allow an Automobile Repair, Minor use for a period of 10-20 years. Although there is prospect of having a neighborhood service use that will encourage community gathering on this site, the proposed use can be considered a fit for this site considering the size of the site and the surrounding uses. Staff agrees with the

conditions recommended by the Plan Commission and considers those conditions to be instrumental in making this use suitable on the site, if approved.

ADDITIONAL INFORMATION

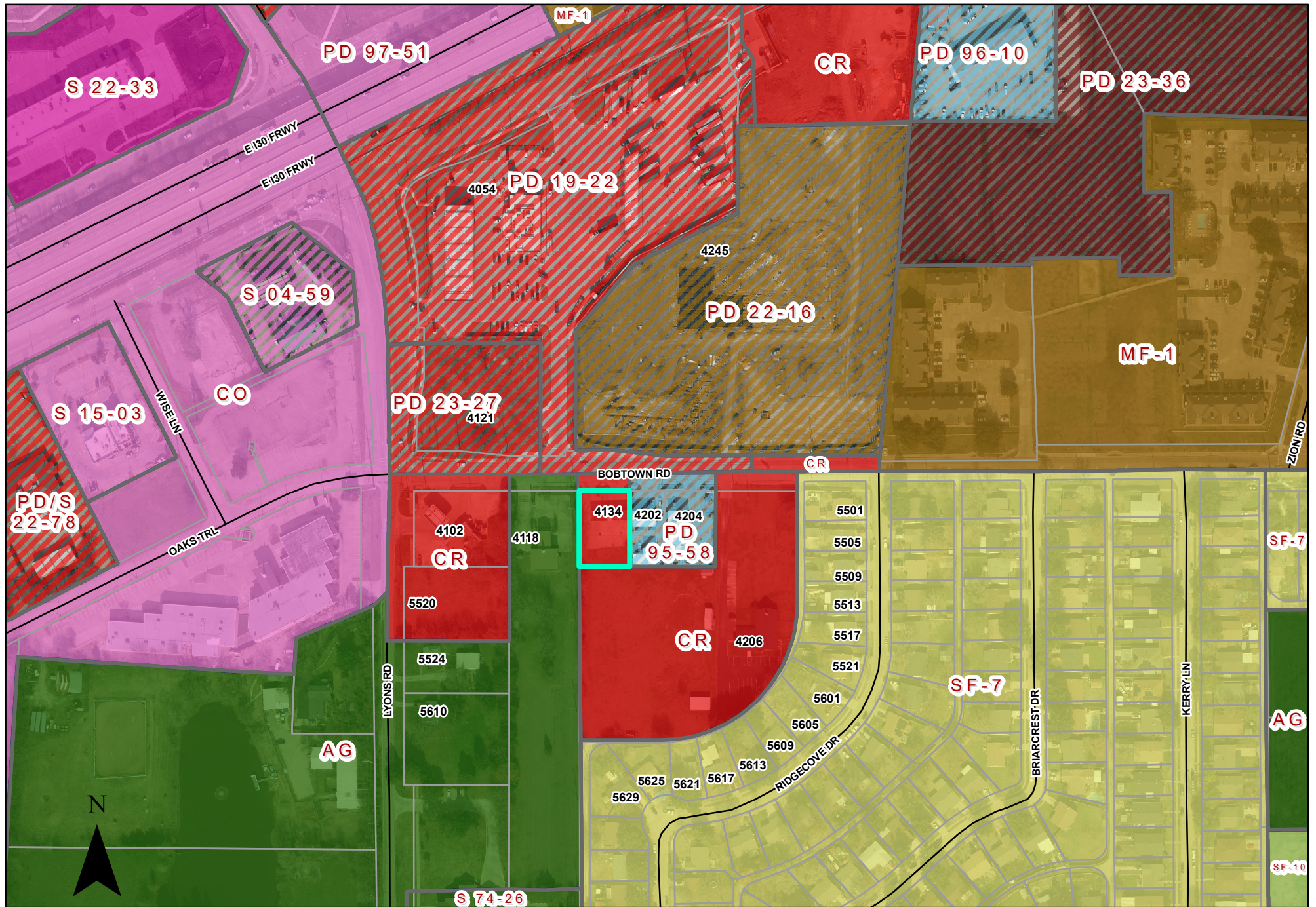
- i. Location Map
- ii. SUP Conditions
- iii. Concept Plan
- iv. Written Narrative
- v. Site Photos

PREPARED BY:

Emma Chetuya
Planning Administrator
Planning & Development
972-205-2453
echetuya@garlandtx.gov

REVIEWED BY:

Nabila Nur, AICP
Planning Director
Planning and Development
972-205-2450
nnur@garlandtx.gov



ZONING MAP Z 25-34

4134 Bobtown Rd

SPECIFIC USE CONDITIONS

ZONING FILE Z 25-34

4134 Bobtown Road

- I. Statement of Purpose:** The purpose of this Specific Use Provision (SUP) is to allow Automobile Repair, Minor with an SUP.
- II. Statement of Effect:** This Planned Development amendment shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Community Retail District (CR) set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- Concept Plan: Development shall be in general conformance with the Concept Plan labeled Exhibit C. In the event there is conflict between the approved Concept Plan and the Specific Regulations below, the Specific Regulations shall apply.
- V. Abandonment:** In the event the land use for which this Specific Use Provision was granted ("Land Use") is abandoned, the SUP and all rights to the Land Use are automatically terminated, and the premises must be used in conformance with the PD, GDC, federal, and state law.

For the purposes of this Specific Use Provision, Abandonment is any of the following acts:

- A. A failure to apply for a site or building permit on the premises, where applicable, within 180 days of the effective date of this SUP;

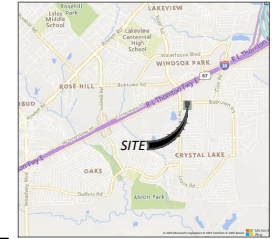
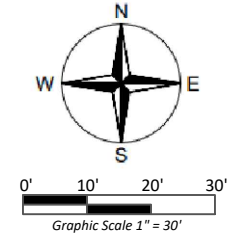
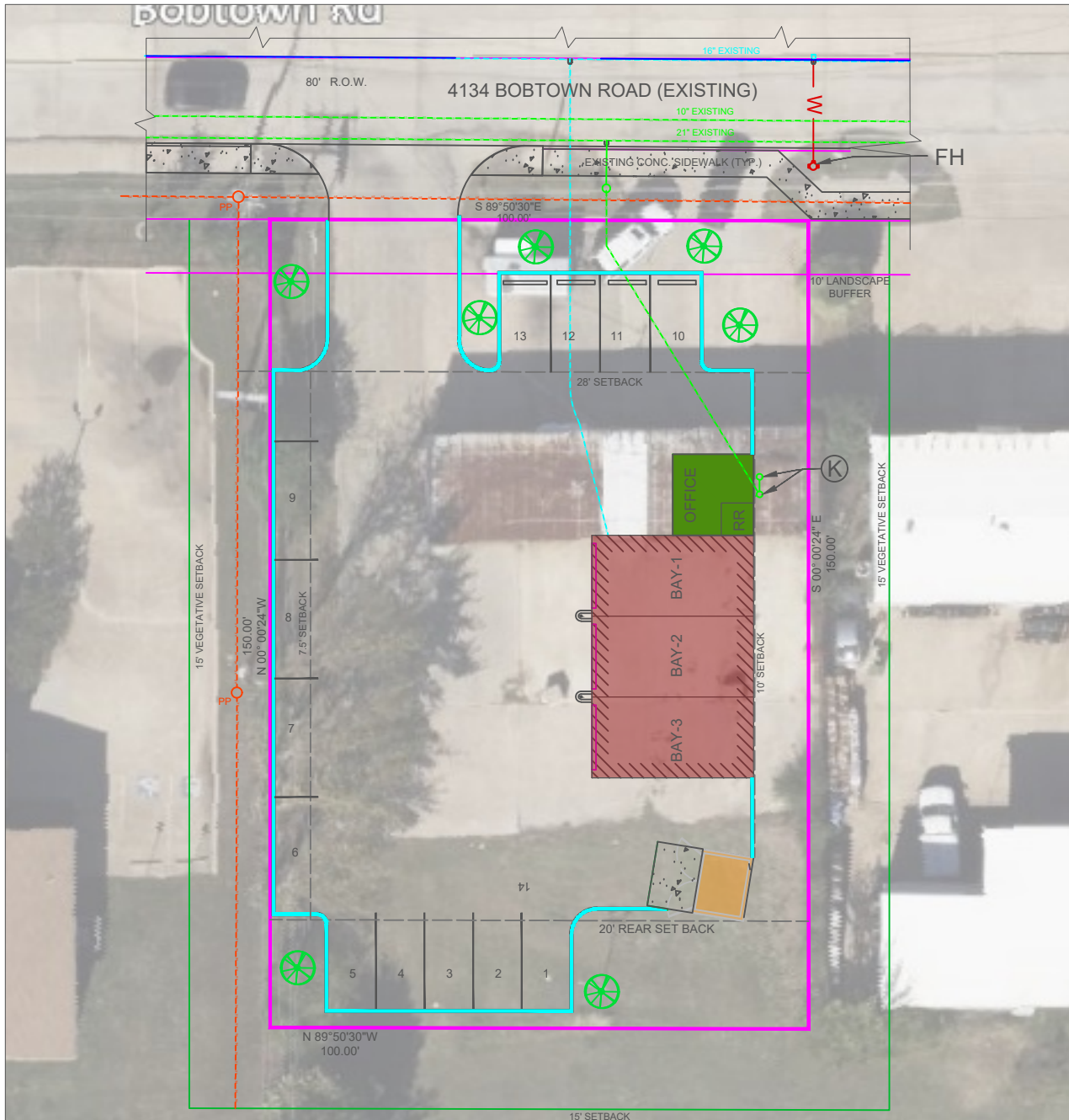
EXHIBIT B

- B. A failure to obtain a certificate of occupancy for the Land use within 730 days of the effective date of this SUP;
- C. A failure to commence operating the Land Use on the premises within 90 days of receiving a final certificate of occupancy for the Land Use;
- D. Discontinuance of the Land Use for a period of 180 days;
- E. Applying for, and receiving, a new Certificate of Occupancy for a use other than the Land Use; or
- F. Operating a use on the premises, whether as a primary or secondary use, that is not allowed within the CO District, by the GDC, or by state or federal law.

The termination of utilities on the premises for a period of 180 calendar days is prima facie evidence of abandonment and the owner shall have the burden to prove that the Land Use has not been abandoned.

VI. Specific Conditions:

- A. Vehicle Storage: All vehicles stored on-site must be kept either in a secured garage bay or in a secured, gated access parking lot enclosed by a blind fence or wall at least six feet high, and enclosing an area of at least 400 square feet per garage bay.
- B. Time Period: The Specific Use Provision shall have a 15-year time period.
- C. Building Height: Building height shall not exceed 20 feet.
- D. Building Elevation: No building opening shall be permitted on the east and south side of the property, with the exception of emergency exit(s) required by the Building/Fire Code, or other applicable City Code.
- E. Screening: Live screening with trees, plants and shrubs, in addition to applicable required screening per the GDC, shall be provided to the east, west, and south side of the property, as practical, determined by the Planning Director.



SITE DATA TABLE	
LAND AREA	0.34 ACRES (14,884 SF)
EXISTING ZONING	COMMERCIAL
EXISTING LAND USE	COMMERCIAL

PRE-SUBMITTAL CASE NUMBER	230914-1
TOTAL SITE	15,400 SQ. FT.
TOTAL IMPERVIOUS SURFACE	10,256
ZONING CASE NUMBER	225-34
ACREAGE OF SIZE	
SITE ADDRESS	4134 BOB TOWN ROAD, GARLAND TEXAS 75046
PROPOSED USE	AUTO REPAIR
BUILDING SET BACKS	
CURRENT OWNER	OSAMA OMAR DAGHER, ZAfer WISAM ALRIWAMI

NOTE: SITE DESIGN AND CONSTRUCTION PLANS SHALL CONFORM TO ALL REQUIREMENTS OF THE GARLAND DEVELOPMENT CODE (GDC), TECHNICAL STANDARD MANUAL (TSM), AND CITY CODES UNLESS AN APPROVED PD NARRATIVE CONDITION EXPRESSLY PROVIDES OTHERWISE. THE CONCEPT PLAN SHALL BE USED TO REPRESENT THE GENERAL IDEA OF THE PROPOSED LAND USE AND SITE ELEMENTS. THE CONCEPT PLAN SHALL NOT SUPERSEDE, AND SHALL BE SUBORDINATE TO, THE STANDARDS, REQUIREMENTS, AND CONDITIONS OF THE GDC, TSM, CITY CODE, OR THE APPROVED PD.

LEGEND			
	PROPERTY LINES		TREE
	SET BACK / P.U.E. LINES		BAY AREAS (1,349 SF)
	WATER LINES		DUMPSTER ENCLOSURE
	SEWER/SAN LINES		OFFICE AREA (225 SF)
	POWER LINES (AERIAL)		DRIVEWAY AREA (9,656 SF)
	FIRE HYDRANT (EXISTING)		CONC. CURB (194 SF)
	FENCE LINE		FIREWATER LINE (EXISTING)
	STORM SEWER LINES		
	GAS LINES		

OWNER: OSAMA OMAR DAGHER,
ZAfer WISAM ALRIWAMI
NAME OF APPLICANT: OSAMA DAGHER
PLAN PREPARE: MOHAMMED NOFAL
COMPANY NAME: TBD

CONCEPT PLAN

PROJECT NAME - [AUTO SHOP]
4134 BOBTOWN RD, GARLAND TX. 75043

DEVELOPMENT SERVICES

Written Narrative for SUP Request

Proposed Use: Automotive Minor Services (Oil/Lube/Tires)

The subject property is currently developed with a carwash facility that is no longer in use. The applicant proposes to repurpose the site for **Automotive Minor Services**, specifically oil changes, lubrication services, and tire sales/installation. The proposed building will be **2,300 square feet in size, 35 feet in height**, and fully compliant with applicable provisions of the **Garland Development Code (GDC)**. The proposed use aligns with surrounding businesses, which include service-oriented and retail establishments such as **Pappy's Carwash, Quick Trip, and Easy Mart**. These existing businesses establish a commercial corridor where automotive and convenience services are both common and complementary. The addition of Automotive Minor Services will provide needed neighborhood services while maintaining compatibility with nearby properties. This request does not seek any deviations from the Garland Development Code. The only variation from the base **Community Retail zoning district** is the request for a **Specific Use Provision (SUP)** to allow Automotive Minor Services, as listed in **GDC §2.51 (Use Chart)**. The project will comply with all applicable development standards, including parking, landscaping, and screening requirements. The business will operate **Monday through Saturday, from 8:00 AM to 6:00 PM**. No retention or detention pond is required, and the site is **not within a floodplain**. A **10-foot landscape buffer** will be installed along the street frontage, including required canopy trees and ground cover. No additional perimeter screening is proposed, as the property does not abut residential zoning; however, all refuse and service areas will be screened per **GDC §4.78**. Although no residential amenities are proposed, the project will enhance the site through: Landscaped buffers and decorative planting along the street frontage in accordance with **GDC §4.34**. A paved and striped parking lot, including accessible spaces. On-site lighting that meets GDC standards and minimizes off-site glare. Screening of refuse and service functions to maintain neighborhood compatibility. Signage will include both **building-attached wall signs** and a **freestanding monument sign** along Bobtown Road, consistent with GDC signage standards. Final design, placement, and permitting will comply with all applicable city requirements. In summary, the proposed Automotive Minor Services use will revitalize a currently vacant property, strengthen the commercial character of the surrounding area, and provide a high-quality, neighborhood-serving business that complies fully with Garland's development standards.



View from subject site facing north



View from subject site facing
southeast



View from subject site facing west



View from subject site facing east

REPORT & MINUTES

P.C. Meeting, October 27, 2025

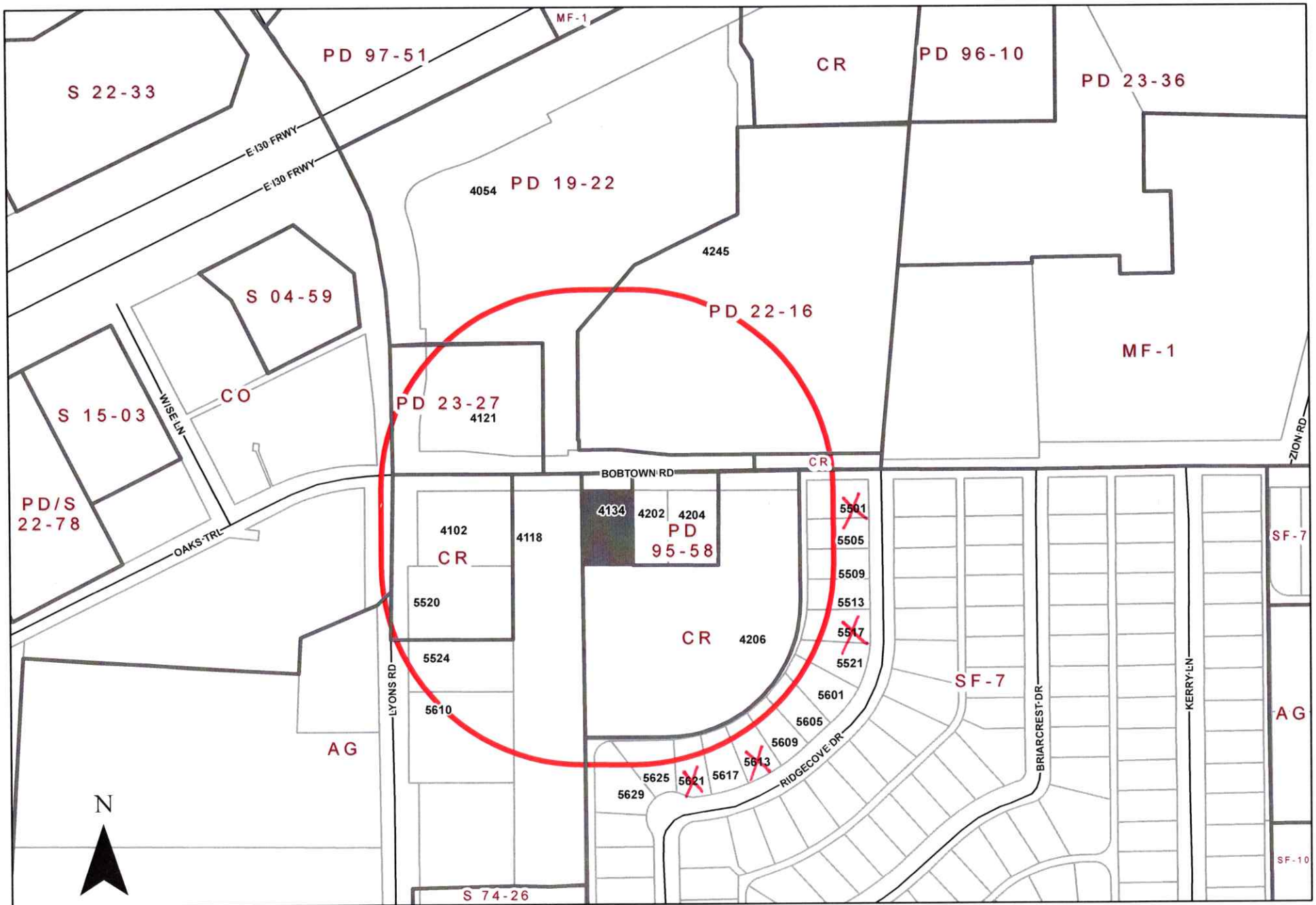
3a. APPROVED Consideration of the application of **Osama Dagher**, requesting approval of 1) a Specific Use Provision (SUP) for an Automobile Repair, Minor use on property zoned Community Retail (CR) district and 2) a Concept Plan for an Automobile Repair, Minor use on the subject site. The site is located at 4134 Bobtown Road. (District 3) (File Z 25-34)

Planning Director, Nabila Nur, presented the request to the Commission and remained available for questions.

The applicant, Osama Dagher, 4134 Bobtown Road, Garland, TX, provided an overview of the request and remained available for questions.

Motion was made by Commissioner Abell to close the public hearing. Seconded by Commissioner Jenkins. **Motion carried: 8 Ayes, 0 Nays.**

Motion was made by Commissioner Paris to **approve** the application as presented with a 15-year SUP, a height requirement of 20 feet or below, no openings on the east or south side with the exception of an emergency exit and work with staff for landscape and screening on the west, east and south side. Seconded by Commissioner Dalton. **Motion carried: 6 Ayes, 2 Nays** with Commissioner Jenkins and Commissioner Cornelius in opposition.



ZONING MAP Z 25-34

4134 Bobtown Rd

INDICATES AREA OF REQUEST INDICATES NOTIFICATION AREA

Comment Form

Case Z 25-34

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

☐

For / A Favor / Đúng



Against / En Contra / Không

Please complete the following information and email the form to Planning@garlandtx.gov; deliver to the Planning Department at 800 Main Street Garland, TX; or mail to City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002./ Por favor Complete la siguiente información y envíe el formulario por correo electrónico a Planning@garlandtx.gov; entregar al Departamento de Planificación en 800 Main Street Garland, TX; o envíelo por correo a City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002./ Vui lòng điền đầy đủ thông tin sau và gửi biểu mẫu qua email tới Planning@garlandtx.gov; giao cho Phòng Kế hoạch tại 800 Main Street Garland, TX; hoặc gửi thư đến Thành phố Garland, Sở Kế hoạch, P.O. Hộp 469002 Garland, TX 75406-9002.

Sylvia Alvarez

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

5501 Ridgecove Dr

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland, Tx

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Chính

Sylvia Alvarez

Signature / Firma / Chữ ký

10/17/25

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Comment Form

Case Z 25-34

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

Billy Ledford

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

5613 Ridgeway Dr

City, State / Estado de la Ciudad / Thành bang

Garland

Zip Code / Código postal / Mã B u Chính

75043

Signature / Firma / Chữ ký

10/20/2025

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Comment Form Continued – Case Z 25-34

The statements below reflect my (our) opinion regarding the proposed request(s).

Las declaraciones a continuación reflejan mi (nuestra) opinión con respecto a las solicitudes propuestas.

Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

This Business does not add anything positive to our Community - It will add even more traffic, pollution and noise. Possibly loud noises and smells. Also these kind of businesses tend to look Junky - we don't need Junky here

Comment Form

Case Z 25-34

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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Shannan^{2nd} Donald Wilson

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

5517 Ridgeway Dr.

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland, Texas

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Chính

Shannan Wilson Donald Wilson

Signature / Firma / Ch ữ ký

Date / Fecha / Ngày

10/17/2025

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Comment Form Continued – Case Z 25-34

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Las declaraciones a continuación reflejan mi (nuestra) opinión con respecto a las solicitudes propuestas.

Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

It doesn't matter what we say, you shove everything down our throats. We got a truck stop with trucks parked for weeks on the property, doing U-turn where posted no left turn, a car wash, four story apartments that will cause horrible road congestion and they look down into our yards and property violating our privacy. We hardly ever see code enforcement, police or marshalls. We are the sorry stepchildren of Garland. We do not have a representative who cares about this part of town. There are places to build this near Ed Moorehouse or another part of Garland.

We say No !!!

Morales, Elisa

From: Chetuya, Emma
Sent: Wednesday, October 22, 2025 6:20 PM
To: Morales, Elisa
Subject: Fw: Zone change Z25-34

Hi Elisa,

Please see below.

Sent from my T-Mobile 5G Device
Get [Outlook for Android](#)

From: clare_silver.maron@yahoo.com <clare_silver.maron@yahoo.com>
Sent: Wednesday, October 22, 2025 5:59:20 PM
To: Chetuya, Emma <EChetuya@garlandtx.gov>
Subject: Zone change Z25-34

Outside the Notification Area

[You don't often get email from clare_silver.maron@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Vote NO for zone change. No on repair shop. The noise and odor from an automotive repair shop would be disgusting. It's bad enough we have all these big semis coming and going. NO NO NO

THANK YOU

Sent from my iPhone

CAUTION: This email is from an external source. DO NOT click links or open attachments without verifying the sender. Never enter USERNAME, PASSWORD or SENSITIVE INFORMATION on linked pages from this email. If you are unsure about the message, please contact the Help Desk at x7240 for assistance.

Zoning Response Cases

Case Number

Z 25-34

Z 25-34 Osama Dagher. The applicant requests a Specific Use Provision for an Automobile Repair, Minor use on property currently zoned Community Retail (CR) and addressed as 4134 Bobtown Road. (District 3)

<null>

Luis Cabrera

10/21/2025 5:19:17
PM

Against

5621 Ridgecove Drive

Garland

Texas

United States

75043

cabreralt02@gmail.
com

2142898994

We opposed the automobile repair shop being extremely close to a residential neighborhood. It poses significant neighborhood's safety, health, and quality of life. Those types of businesses generate excessive noise from power traffic, disrupting the peace and quiet of the neighborhood. More importantly, there health and safety hazards business. Repair shops can produce odors and air pollution from chemicals, oil, and exhaust fumes, which may families—especially children and the elderly.

Zoning Response Cases

Case Number

Z 25-34

Z 25-34 Osama Dagher. The applicant requests a Specific Use Provision for an Automobile Repair, Minor use on property currently zoned Community Retail (CR) and addressed as 4134 Bobtown Road. (District 3)

<null>

Jason Brooks
10/26/2025 2:23:38
AM

For
3805 Cedar Creek Dr

Garland
Texas
United States
75043
jahbrooks@gmail.com
2146505802

Outside the Notification Area

I see no reason not to approve this request. The rundown car wash needs to be removed as it is an eyesore as w/ unscrupulous activity. I do not know the specifics of what is being requested (other than an auto repair business becoming worse than what is there as long as other existing codes are followed.

Keith Lipscomb
10/23/2025 10:13:17
PM

Against
6414 vivian ln

Garland
Texas
United States
75043

Outside the Notification Area

Rachel Guillory
10/23/2025 8:31:06
PM

Against
7105 Lo Chalmers ln

Garland
Texas
United States
<null>
Rachel_guillory@hotmail.com
2146829018

Outside the Notification Area

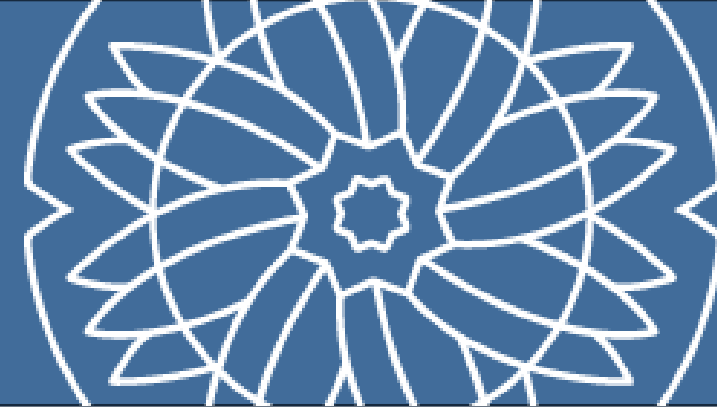
No the bbq No Foubt BBQ has been there for years brings food options and pleasant operations to the area. A have one down the street for enterprise and many on beltline. The traffic for that corner cannot handle another the opening of the apartment complex, truck stop, and now car wash.



GARLAND

City Council Meeting

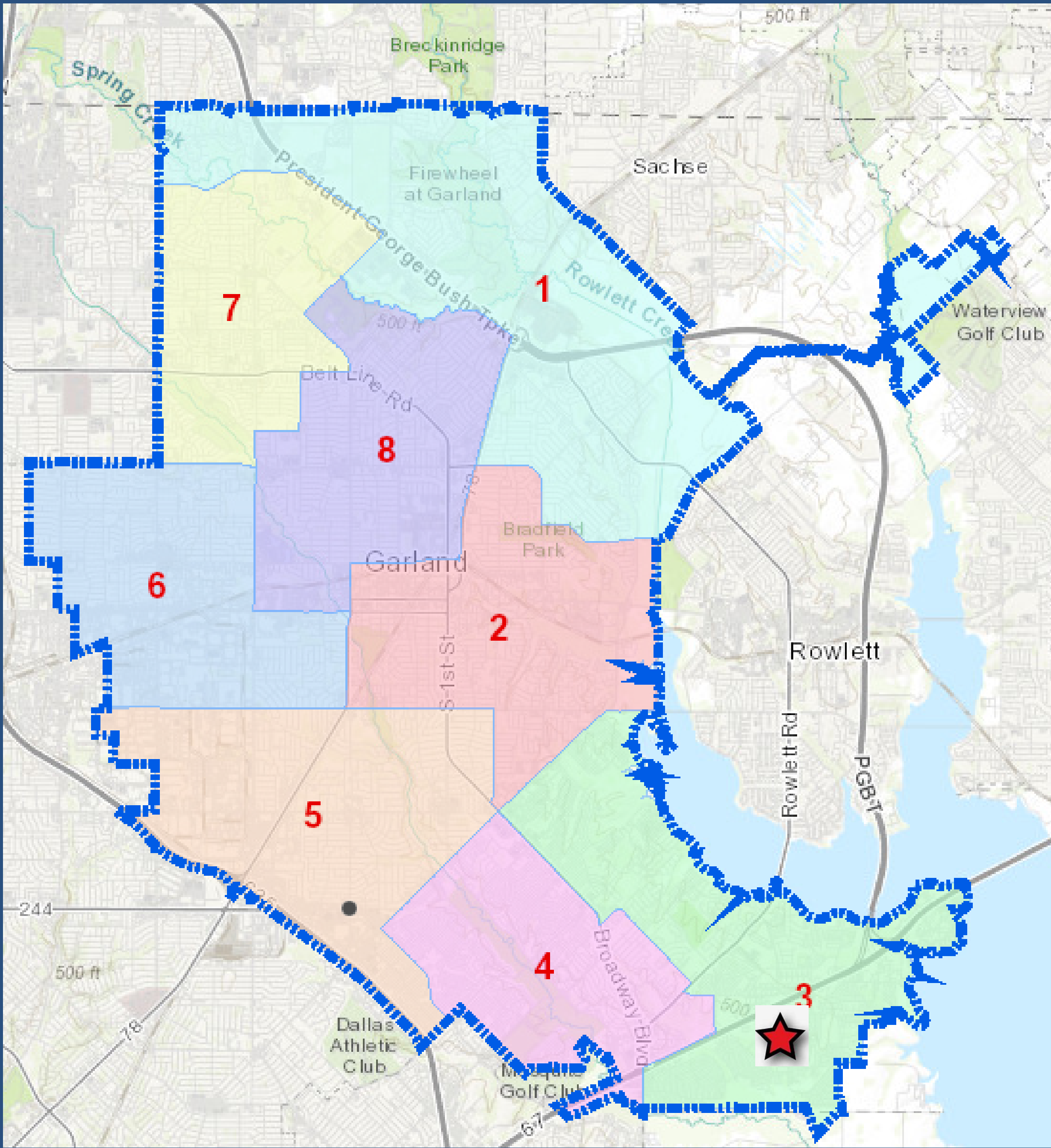
November 18, 2025



Request

The applicant requests a Specific Use Provision for an **Automobile Repair, Minor** use on property zoned Community Retail District (CR).

AUTOMOBILE REPAIR, MINOR: (x) Minor repair of automobiles such as the following: replacement of parts, tires (includes tire store), tubes and batteries, diagnostic services, minor maintenance services such as grease, oil (includes oil or lube facility), spark plug and filter changing, tune-ups, emergency road service, replacement of starters, alternators, hoses and brake parts, automobile washing and polishing, performing state inspections and making minor repairs necessary to pass state inspections, normal servicing of air-conditioning systems, the repair and replacement of automotive glass and upholstery, and other similar maintenance services, but not including any operation named under *Automobile Repair (Major)* or any other similar use.



Case Information

Location: 4134 Bobtown Rd

Applicant: Osama Dagher

Owner: Osama Dagher and Zafer Wisam Alriwami

Acreage: 0.34-Acre

Zoning: Community Retail District (CR).



Comprehensive Plan



Neighborhood Centers

Description

Neighborhood centers provide a mix of retail, services and community gathering places. This center should be appropriately scaled to adjacent residential areas.

This type of center is predominantly, but not exclusively, non-residential. Neighborhood centers are served by local roads and transit routes.

Site Photos

4134 Bobtown Rd



View from subject site facing north



View from subject site facing
southeast

Site Photos

4134 Bobtown Rd

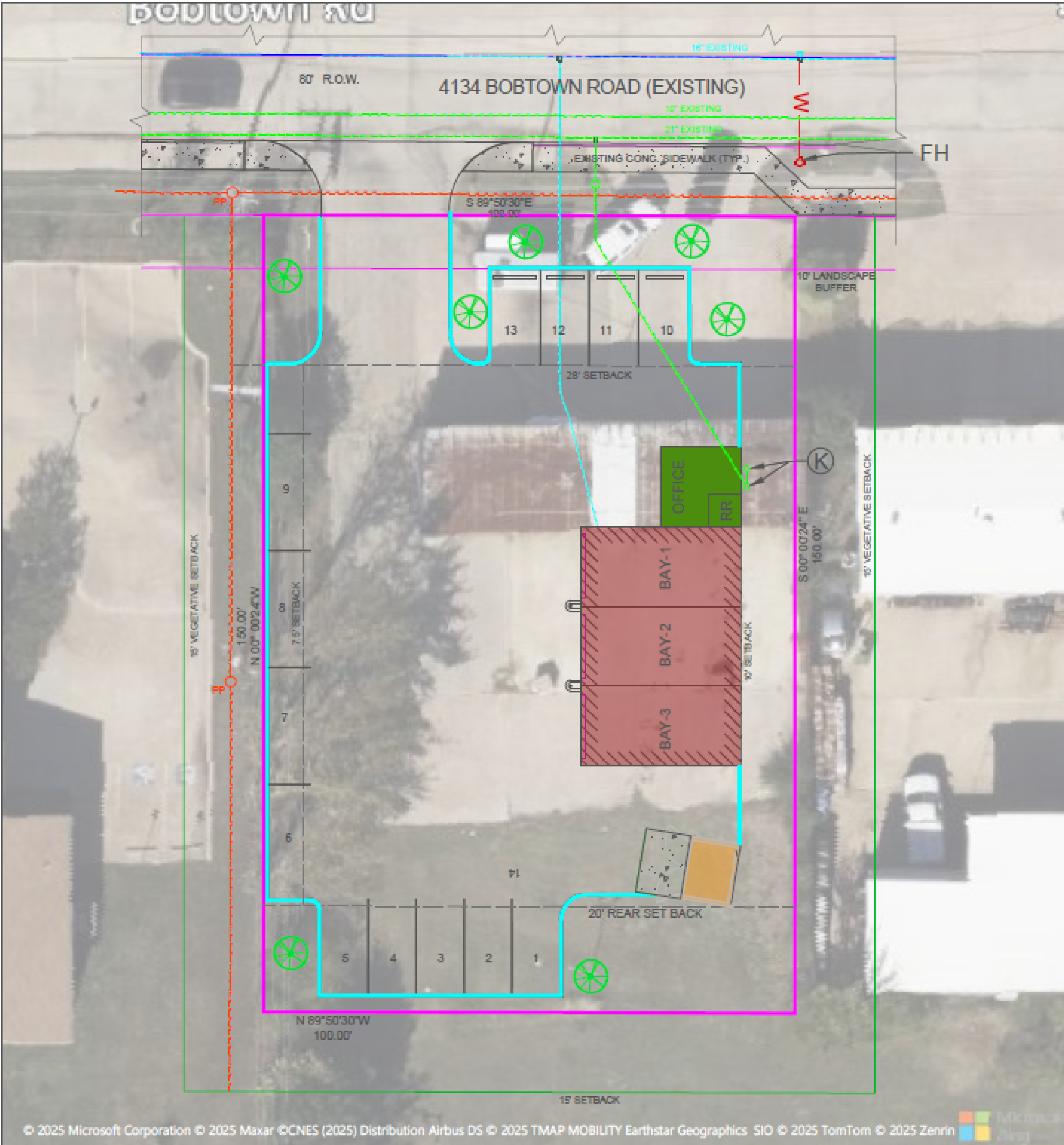
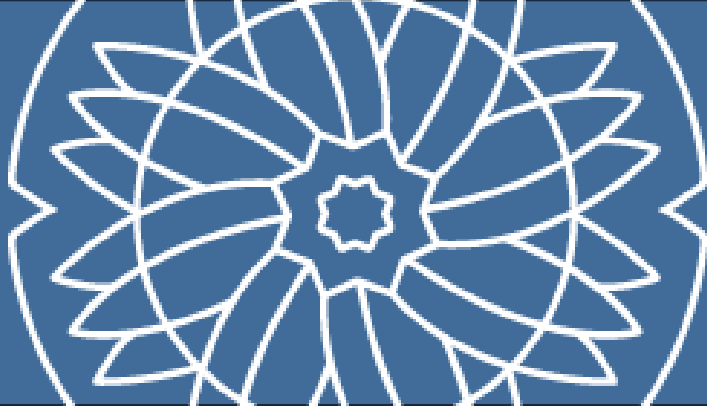


View from subject site facing west



View from subject site facing east

Concept Plan



N

W

E

S

0' 10' 20' 30'

Graphic Scale 1" = 30'

VICINITY MAP
1"=10,000'

SITE DATA TABLE	
LAND AREA	0.34 ACRES (14,884 SF)
EXISTING ZONING	COMMERCIAL
EXISTING LAND USE	COMMERCIAL

PRE-SUBMITTAL CASE NUMBER	230914-1
TOTAL SITE	15,400 SQ. FT.
TOTAL IMPERVIOUS SURFACE	10,256
ZONING CASE NUMBER	225-34
ACREAGE OF SIZE	
SITE ADDRESS	4134 BOB TOWN ROAD, GARLAND TEXAS 75046
PROPOSED USE	AUTO REPAIR
BUILDING SET BACKS	
CURRENT OWNER	OSAMA OMAR DAGHER, ZAFER WISAM ALRIWAMI

NOTE: SITE DESIGN AND CONSTRUCTION PLANS SHALL CONFORM TO ALL REQUIREMENTS OF THE GARLAND DEVELOPMENT CODE (GDC), TECHNICAL STANDARD MANUAL (TSM), AND CITY CODES UNLESS AN APPROVED PD NARRATIVE CONDITION EXPRESSLY PROVIDES OTHERWISE. THE CONCEPT PLAN SHALL BE USED TO REPRESENT THE GENERAL IDEA OF THE PROPOSED LAND USE AND SITE ELEMENTS. THE CONCEPT PLAN SHALL NOT SUPERSEDE, AND SHALL BE SUBORDINATE TO, THE STANDARDS, REQUIREMENTS, AND CONDITIONS OF THE GDC, TSM, CITY CODE, OR THE APPROVED PD.

LEGEND			
	PROPERTY LINES		TREE
	SET BACK / P.U.E. LINES		BAY AREAS (1,349 SF)
	WATER LINES		DUMPSTER ENCLOSURE
	SEWER/SAN LINES		OFFICE AREA (225 SF)
	POWER LINES (AERIAL)		DRIVEWAY AREA (9,656 SF)
	FIRE HYDRANT (EXISTING)		CONC. CURB (194 SF)
	FENCE LINE		FIREWATER LINE (EXISTING)
	STORM SEWER LINES		
	GAS LINES		

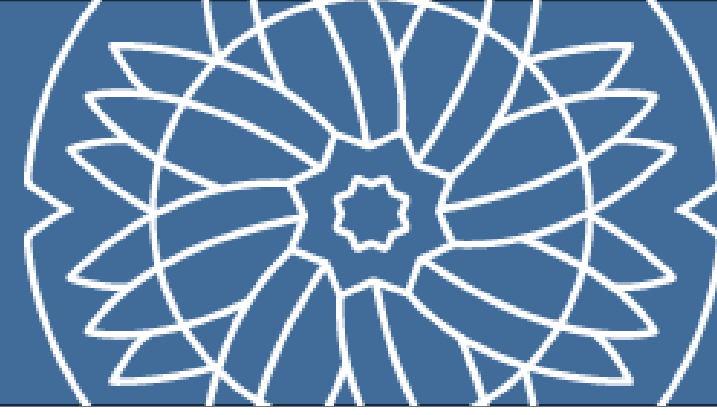
OWNER: OSAMA OMAR DAGHER,
ZAFER WISAM ALRIWAMI

NAME OF APPLICANT: OSAMA DAGHER

PLAN PREPARE: MOHAMMED NOFAL

COMPANY NAME: TBD

CONCEPT PLAN
PROJECT NAME - [AUTO SHOP] 4134 BOBTOWN RD, GARLAND TX. 75043
DEVELOPMENT SERVICES



Staff Recommendation: Seeking the Plan Commissions' Guidance

- **If PC would like to recommend approval, then 10-20 years time period could be considered.**

PC Recommendation: Approval for 15 years with additional conditions regarding building height, building openings, and live screening.



Response Letters

Thank You

Questions?





GARLAND

CITY COUNCIL STAFF REPORT

5

Meeting Date: November 18, 2025

Title: Eminent Domain Authorization for Keen Creek Substation Project

Submitted by: Eric Carter

Strategic Focus Area: Reliable / Cost-Efficient Utility Services

Issue / Summary

Council is requested to consider the acquisition of property to locate a new substation (Keen Creek Substation) along Shiloh Road between Forest Lane and Walnut Street. The subject property is approximately 9 acres in size.

Background

The subject property is needed to improve reliability and load serving capabilities in the immediate and surrounding areas. The specific location of this property is critical for relocating five transmission line terminals and the installation of two load serving transformers. Insufficiencies of the existing College and Fairdale substations to meet the system's need is a factor for the new substation.

Consideration / Recommendation

Staff seeks the Council's concurrence for approval of eminent domain authorization for said property.

Attachments

A. Keen Creek Substation - ED Authorization Resolution - Draft

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF GARLAND, TEXAS FINDING AND DETERMINING THAT THE PUBLIC NECESSITY AND CONVENIENCE REQUIRE THE ACQUISITION OF AN APPROXIMATE 9.393 ACRE TRACT OF LAND LOCATED AT 101 N. SHILOH ROAD, IN THE CITY OF GARLAND, COUNTY OF DALLAS, TEXAS, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED BELOW; PROVIDING AUTHORIZATIONS TO ACQUIRE SUCH PROPERTY BY PURCHASE AND MAKING CERTAIN FINDINGS PERTAINING THERETO; PROVIDING AUTHORIZATION TO ACQUIRE SUCH PROPERTY THROUGH EMINENT DOMAIN AND MAKING CERTAIN FINDINGS PERTAINING THERETO; PROVIDING FURTHER AUTHORIZATIONS AS MAY BE NECESSARY TO CARRY OUT THE PURPOSES OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Garland ("Garland"), a home-rule municipality with the power of eminent domain, has found and determined the need to acquire a certain tract of land necessary to construct, operate, and maintain a City of Garland Electrical Utility Substation, which will necessitate the acquisition of real property located at 101 N. Shiloh Road, City of Garland, Dallas County, Texas ("Keen Creek Substation Project");

WHEREAS, public convenience and necessity requires acquisition of that certain fee interest upon, over, under, and across all of the unit of the property consisting of approximately 9.393 acres of land located at 101 N. Shiloh Road, City of Garland, Dallas County, Texas (the "Property"), owned, according to Dallas County Appraisal District, by Emmanuel Holdings LLC (the "Property Owner"), for the construction, operation, and maintenance of the Keen Creek Substation Project;

WHEREAS, it may be necessary to hire engineers, surveyors, appraisers, attorneys, title companies, architects, or other persons or companies to more particularly identify, describe, depict the design, location, and establishment of the Property for the Keen Creek Substation Project;

WHEREAS, it is also necessary to determine just compensation and/or damages related to the Property to be acquired for the Keen Creek Substation Project;

WHEREAS, Garland is required to engage in good faith negotiations as defined by, and in compliance with, Texas

Property Code §21.0111, including a *bona fide* offer to acquire the Property from the Property Owner voluntarily, as defined by, and in compliance with, Texas Property Code §21.0113 before filing an eminent domain petition to secure the acquisition of the Property through an eminent domain proceeding;

WHEREAS, before Garland files a petition seeking eminent domain under Chapter 21 of the Texas Property Code, the Garland City Council must authorize the initiation of the eminent domain proceedings at a public meeting by a record vote; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS:

Section 1

The recitals of this Resolution are true and correct and are incorporated in the body of this Resolution as if set forth fully herein.

Section 2

There is a public necessity for Garland to undertake the construction, maintenance, and operation of the Keen Creek Substation Project for the public use and purpose of providing transmission and distribution electrical utility services.

Section 3

That Garland, its staff, its agents, and its attorneys are specifically authorized to hire such engineers, surveyors, appraisers, title companies, architects, attorneys, and other persons or companies needed to support the condemnation process.

Section 4

The public convenience and necessity require the acquisition of the Property through the use of eminent domain.

Section 5

That Garland, its staff, its agents, its attorneys, and the City Manager or his designee are authorized to negotiate and acquire the Property based upon the results of such appraisal reports.

Section 6

That Garland, its staff, its agents, and its attorneys are authorized to enter into good faith negotiations with the owner(s) of the Property in order to acquire the Property and to take all actions necessary to make a *bona fide* offer to acquire the Property from the landowner(s) voluntarily as required by Chapter 21 of the Texas Property Code.

That Garland, its staff, and its attorneys are hereby authorized to file an eminent domain petition and pursue eminent domain proceedings as necessary to acquire the Property and are further directed to file or cause to be filed against all owners, lienholders, and any holders of any other interests in the Property, in the name of and on behalf of Garland, for the public uses set forth herein, and to take whatever other action may be deemed appropriate to effect the necessary acquisitions, as provided in Section 21 of the Texas Property Code.

Section 7

That Garland, its staff, its agents, and its attorneys are specifically authorized to do all things necessary and proper to carry out the intent and purpose of this Resolution.

Section 8

It is the intent of the City Council that this Resolution authorize the City Manager and City Attorney, or their designees, to perform all steps necessary to obtain the Property necessary for the Keen Creek Substation Project, whether through further negotiation or eminent domain litigation, including the expenditure of funds.

Section 9

It is the intent of the City Council that this Resolution authorize the use of eminent domain to acquire all of property interests required for the Keen Creek Substation Project and any re-location of public utilities, as necessary, located in the City, to serve the public and citizens of Garland.

Section 10

Following an award by the Special Commissioners or a judgment of a court of competent jurisdiction on appeal from a Special Commissioners' award, the City Manager or his designee, is

hereby authorized to make payment in an amount not to exceed the Special Commissioners' award or the amount of judgment of a court of competent jurisdiction, to enable Garland to take possession of the Property without further action of the City Council. However, nothing contained herein shall be interpreted to limit the spending authority of the City Manager granted by Council Resolution or Policy. It is the intent of the City Council that this Resolution grants the City Manager the authority, in addition to the authority granted by Council Policy, to settle disputes related to the value of the Property.

Section 11

This Resolution is the first record vote.

Section 12

That this Resolution shall take effect immediately from and after its adoption.

PASSED AND APPROVED this the ____ day of _____, 20__.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary